



Stoneacre
Properties

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OnTheMarket.com

BUY SELL RENT MANAGEMENT FINANCE LEGAL

Marshall Avenue, Leeds, LS15 8EE

£169,950

DECEPTIVELY SPACIOUS FAMILY HOUSE IN CROSSGATES

Stoneacre Properties are delighted to be able to offer for sale a deceptively spacious and charming terraced house which can be found in the quiet backwaters of Crossgates, yet moments away from all the multiple shopping and transport amenities that are on offer there. This delightful family sized house is on the market for the first time in over 40 years and is bound to appeal to first time buyers or a young family who will be able to put their on 'stamp' on the house. The accommodation is arranged over two floors only and comprises of an entrance hall, a spacious lounge, dining room, luxury kitchen, utility area, guest WC, three bedrooms and a bathroom/WC. To the rear of the house is a small garden and parking. Early internal viewings are strongly advised as in our opinion, this property has been realistically priced to achieve lots of interest.

- EPC RATING
- GREAT LOCATION
- ENTRANCE HALL
- GUEST WC
- UTILITY AREA
- LOUNGE
- DINING ROOM
- LUXURY KITCHEN
- 3 BEDROOMS

GROUND FLOOR

ENTRANCE HALL

Dado rail, under stairs storage area, stairs leading to the first floor accommodation.

LOUNGE

5.065 x 3.463 (16'7" x 11'4")

Wooden flooring, feature fireplace, picture rail, double glazed bay window, radiator, feature cornicing.



DINING ROOM

4.126 x 3.424 (13'7" x 11'3")

Feature fireplace, radiator, double glazed window, feature cornicing.

UTILITY AREA

Storage units, plumbed for washing machine, tiled flooring, through to guest WC.



GUEST WC

Low level WC, bracket wash hand basin, frosted double glazed window, tiled flooring, wall mounted boiler.

KITCHEN

2.908 x 1.732 (9'7" x 5'8")

Range of luxury fitted wall and base units, sink unit, built in oven and four ring electric hob, integrated fridge/freezer, radiator, low voltage inset spotlights, door leading to the garden, double glazed window.



FIRST FLOOR

BEDROOM ONE

4.118 x 3.128 (13'6" x 10'3")

Fitted wardrobes, picture rail, radiator, double glazed window.

BEDROOM TWO

4.107 x 3.439 (13'6" x 11'3")

Radiator, double glazed window.

BEDROOM THREE

2.745 x 1.997 (9'0" x 6'7")

Fitted wardrobes, radiator, double glazed window.



BATHROOM/WC

2.251 x 1.665 (7'5" x 5'6")

Suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level WC, frosted double glazed window, part tiled walls, tiled flooring, radiator.

EXTERIOR

GARDEN

Small rear garden leading onto off street parking at the rear of the house. There is also a garage but this is in need or repair.

PARKING



