



**104 Austhorpe Road,  
Crossgates, Leeds,  
LS15 8EJ  
£340,000**



Mike Dobson's are delighted to sell a stunning, extremely well presented four double bedrooomed, two bathroomed mid terrace house which is situated in a very convenient location for Crossgates and being within close proximity to Leeds City Centre. The accommodation briefly comprises entrance hall, lounge, inner hallway, sitting room, lower ground floor, hall, kitchen, shower room, storage room, first floor landing, bedroom one, bedroom two and bathroom/WC, second floor landing, bedroom three and bedroom four. In addition the property has been fully re-decorated by the current vendors and is beautifully presented throughout. PVCu double glazed windows, composite front entrance door, gas fired central heating with Vaillant combination boiler, fitted high gloss kitchen to include the range cooker and dishwasher, walk in storage cupboard to bedroom one, double wardrobe to bedroom two and large shower cubicle to the shower room on the ground floor. Outside, the front of the property does have on street resident permit parking. To the front of the property is a low maintenance garden with paved pathway leading to the front door. To the rear of the property is a fully landscaped, fully enclosed garden with decked seating area, astroturf and plants and shrubs to the side. The property also has a detached garage with up and over door and side access door. We do recommend an early viewing to fully appreciate the stunning accommodation for sale!

**Entrance Hall 17'6" x 3'7" (5.33m x 1.09m)**

Having composite front entrance door with matching panel above, door leading to lounge, door leading to sitting room, feature tiling to the floor, panelling to the lower half of the walls, staircase to the first floor landing, central heating radiator, coving to ceiling. Positioned to the front.

**Lounge 16'9" x 12'10" (5.11m x 3.91m)**

Having a feature fireplace with feature tiling to the hearth and the flu has been approved and checked ahead of a log burning fire being installed, PVCu double glazed box bay window, central heating radiator, original stripped and waxed floorboards, door leading to inner hallway, TV point, coving to ceiling. Positioned to the front.

**Lounge Second View****Inner Hallway 4'6" x 2'11" (1.37m x 0.89m)**

Door leading to sitting room, staircase with LED spotlights leading to the lower ground floor. Positioned to the side.

**Sitting Room 16'8" x 15'4" (5.08m x 4.67m)**

Having a feature fireplace with ornamental tiling, two PVCu double glazed windows, central heating radiator, part panelling to one wall, original stripped and painted floorboards, coving to ceiling, picture rail. Positioned to the rear.

**Sitting Room Second View****Lower Ground Floor 6'2" x 5'11" (1.88m x 1.80m)**

Door leading to kitchen, shower room and storage room, wood effect flooring, spotlights to ceiling, part panelling to the walls. Positioned to the side.

**Kitchen 16'10" x 13'7" (5.13m x 4.14m)**

Having a modern range of high gloss wall and base units with roll edge work surfaces incorporating one and a half bowl, single drainer stainless steel sink unit, to include the range cooker, space for fridge freezer, to include the dishwasher, plumbing for washing machine, part tiled to the walls, tiled flooring, storage cupboard underneath the stairs, PVCu double glazed window, PVCu double glazed rear entrance door, spotlights to ceiling. Positioned to the rear.

**Kitchen Second View****Kitchen Third View****Shower Room/WC 10'1" x 5'2" (3.07m x 1.57m)**

Being a three piece white suite comprising vanity wash basin with double cupboard below, drawers to either side, low flush WC with concealed cistern, double cupboard to the right hand side and large corner shower cubicle, fully tiled to the walls, tiled flooring, chrome towel style central heating radiator, extractor fan. Positioned to the side.

**Storage Room 16'9" x 10'7" (5.11m x 3.23m)**

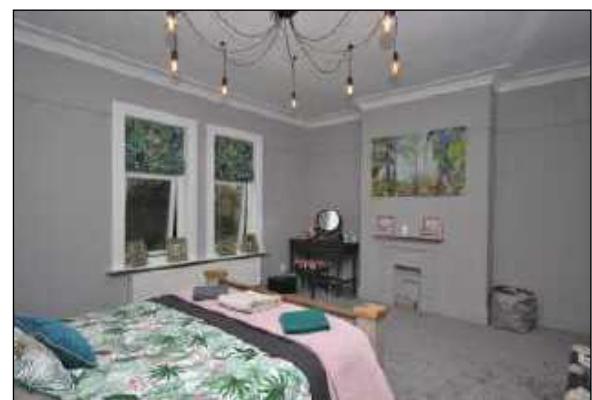
PVCu double glazed window, having power and light, space for dryer. Positioned to the front.

**First Floor Landing 15'5" x 5'5" (4.70m x 1.65m)**

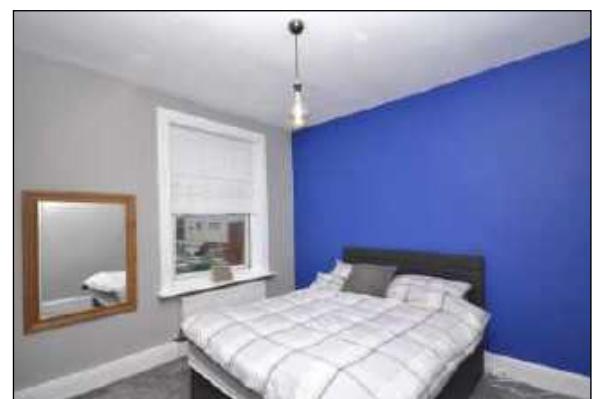
Doors leading to bedroom one, bedroom two and bathroom/WC, storage cupboard off, staircase leading to second floor landing, central heating radiator, part panelling to the walls. Positioned to the side.

**Bedroom One 17' x13'10" (5.18m x 4.22m)**

Having two PVCu double glazed windows, storage cupboard off, central heating radiator, feature panelling to one wall, coving to ceiling, picture rail. Positioned to the front.

**Bedroom One Second View****Bedroom Two 11'2" x 11'2" (3.40m x 3.40m)**

PVCu double glazed window, central heating radiator, double fitted wardrobe with Vaillant boiler inside, TV point, painted cast iron fireplace. Positioned to the rear.



**Bedroom Two Second View****Bathroom/WC 11'2" x 4' (3.40m x 1.22m)**

Being a three piece white suite comprising pedestal wash basin, low flush WC, rectangular bath with shower over, part tiled to the walls, tiled flooring, PVCu double glazed window, central heating radiator. Positioned to the rear.

**Bathroom/WC Second View****Second Floor Landing 3'6" x 2'3" (1.07m x 0.69m)**

Doors leading to bedroom three and bedroom four, original stripped floorboards. Positioned to the side.

**Bedroom Three 17 x 13'11" (0.43m x 4.24m)**

Having a cast iron fireplace, PVCu double glazed window, central heating radiator, TV point. Positioned to the front.



**Bedroom Three Second View****Bedroom Four 16'11" x 12'5" (5.16m x 3.78m)**

Velux skylight window, recessed shelving, recessed storage space, TV point, central heating radiator, accessed point to the loft. Positioned to the rear.

**Bedroom Four Second View****Outside**

To the front of the property is resident and visitor permit parking, a low maintenance enclosed garden with pathway and steps leading to the front door. To the rear of the property is a fully enclosed fully landscaped garden with decked seating area having pergola above, astroturf garden with block paved pathway with plants and shrubs to the side leading to a timber gate which provides access to the rear. There is a detached garage with up and over door, having side access door. The current vendor also parks one vehicle in front to the garage as well as one vehicle in the garage, two timber sheds, outside tap to the rear.



**Outside Front View**



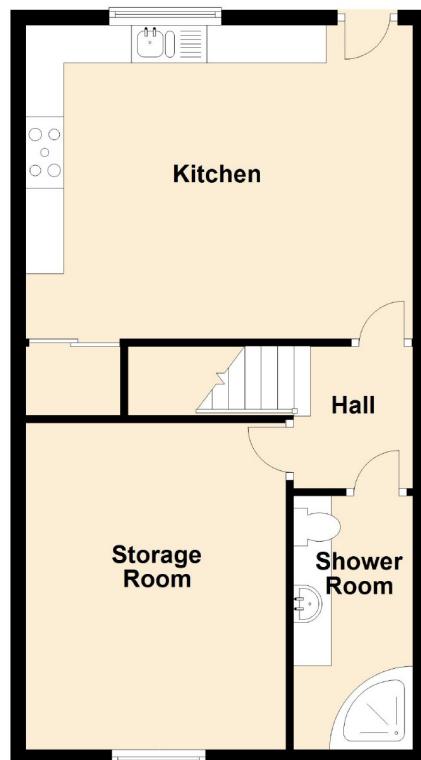
**Outside Rear View**



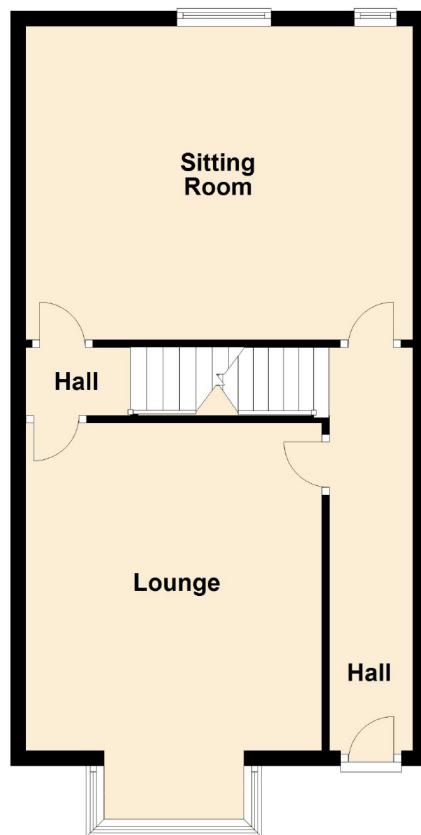
**Outside Second View**



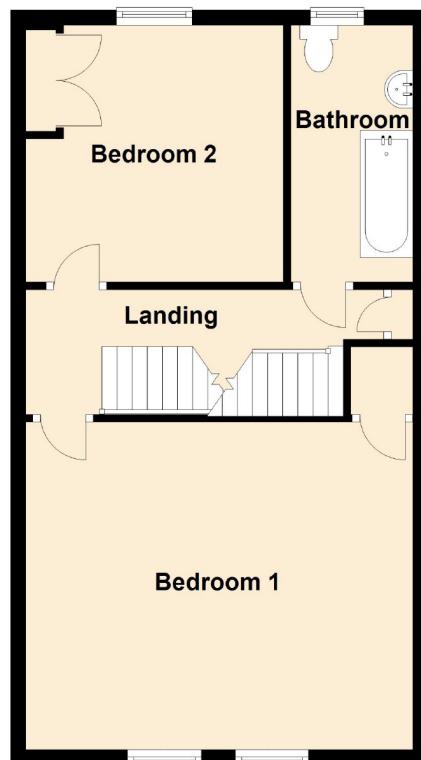
**Basement**



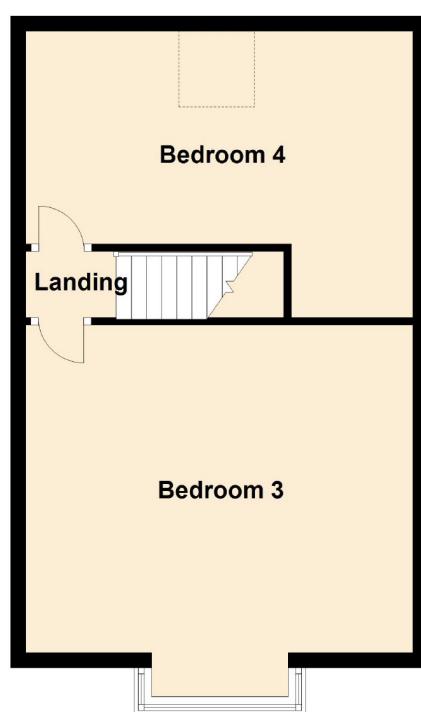
**Ground Floor**



**First Floor**



**Second Floor**



*Mike*  
**Dobson**

104 Austhorpe Road

*Mike*  
**Dobson**

104 Austhorpe Road