

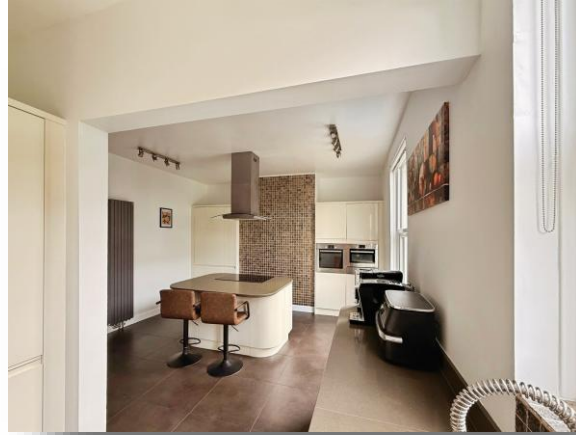


**The Avenue, Crossgates LEEDS LS15 8JN**

**welcome to**

**The Avenue, Crossgates LEEDS**

IF YOU LOVE the traditional style property, then you'll simply ADORE THIS semi detached home! This SPACIOUS FAMILY SIZE property offers INCREDIBLE living spaces and includes FOUR/FIVE bedrooms set over THREE FLOORS & has a DOUBLE GARAGE, OFF STREET PARKING...PLUS so much more!



### **Entrance Hall**

Having the composite entrance door to the front aspect, and featuring wood flooring, a mirror radiator, and stairs to the first floor landing.

### **Lounge**

With a double glazed window to the front aspect, a continuation of the wood flooring, a feature fire place with a gas fire, surround, and hearth, and a modern space saving radiator.

### **Breakfast Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over and an island breakfast bar. Includes an inset sink with drainer, a self cleaning oven and an inset microwave, an electric hob, and a cooker hood over. Also includes an integrated dishwasher, two built in fridge freezers, a feature glass tiled wall, a modern space saving gas central heating radiator, two double glazed windows to the rear plus an opening, with steps down to the dining room.

### **Dining Room**

Featuring wood flooring, ceiling spotlights, and French doors leading out to the rear garden. Access to the garage.

### **W.C**

Equipped with a low level flush w.c, a wash hand basin set within a vanity storage unit, a gas central heating radiator, tiling to all visible areas, and a window to the rear.

### **First Floor Landing**

With stairs rising from the entrance and having access to four of the bedrooms, and the house bathroom.

### **Bedroom One**

Having a double glazed window to the rear aspect, laminate flooring, fitted wardrobes, and a gas central heating radiator. Door to the en-suite.

### **En-Suite**

Fitted with a walk in shower, a wash hand basin set within a vanity storage unit and an LED mirror, and a low level flush w.c. Also has tiling to all visible areas, heated towel rail, and a double glazed window to the rear.

### **Bedroom Two**

Double glazed window to the front aspect, laminate flooring, and two gas central heating radiators.

### **Bedroom Four**

With a double glazed window to the front aspect, laminate flooring, and a gas central heating radiator.

### **Bedroom Five / Office**

Double glazed window to the front aspect, laminate flooring, and a gas central heating radiator.

### **Family Bathroom**

Complete with a four piece bathroom suite which includes a corner shower cubicle, a bath with taps and retractable shower head, a wash hand basin set within a vanity storage unit, and the w.c. Also includes a wall mounted mirrored vanity storage unit, tiling to all visible areas, a heated towel rail, and a double glazed window.

### **Second Floor Landing**

With stairs rising from the first floor and having access to a further bedroom.

### **Bedroom Three**

Fitted with laminate flooring, a double glazed window to the front aspect, and a gas central heating radiator.

### **Cellar**

A useful cellar space with two rooms, and having the fuse box and utility meters.

### **Exterior**

Externally the property has off street parking to the front with access to the integral garage, a block paved pathway leading to the front door, and an established garden space with a low wall boundary

and railings.

To the rear is an extensive garden space with a block paved seating area with a summer house, and an artificial lawn. Also includes outdoor power points, planted borders, and low wall and fenced boundaries.

### **Summer House**

With power sockets.

### **Garage**

A double garage with power, lighting, and plumbing for a washing machine.



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welcome to

## The Avenue, Crossgates LEEDS

- Extensive Semi Detached Home
- Four / Five Bedrooms
- Two Reception Rooms & Ground Floor W.C
- Modern & BEAUTIFULLY PRESENTED Throughout
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £410,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CGT111679 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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