



Cross Gates Avenue, Leeds LS15 7QQ

welcome to

Cross Gates Avenue, Leeds

LOOKING to make a move? Then take a look at this IMPRESSIVE semi detached home is CLOSE to local amenities, transport links and GREEN SPACES making it a PERFECT PROPERTY for the family buyer. Offering THREE BEDROOMS, and a fantastic dining kitchen opening to the CONSERVATORY, this is a MUST VIEW!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, and a gas central heating radiator.

Living Room

Featuring a double glazed bay window to the front aspect, a feature fireplace with a surround and hearth, wall lights, and a gas central heating radiator.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an eye level double electric oven, electric hob with matching splash back and a cooker hood over. Also includes an integrated dishwasher, vertical radiator, spotlights to the ceiling and plinths, double glazed window to the rear and an opening to the conservatory.

Conservatory

A solid roof conservatory, a vertical radiator, and power points.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side.

Bedroom One

With a double glazed bay window to the front, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

Double glazed window to the front and a gas central heating radiator.

House Bathroom

Equipped with a four piece bathroom suite which includes a bath, a separate shower cubicle, a wash hand basin set within a vanity storage unit, and the w.c. Also has Travertine tiling, a heated towel rail, built in storage, and a double glazed window to the rear.

Exterior

Externally the property has a lawned garden to the front with a block paved driveway and low wall boundary. To the rear is further garden space featuring a patio seating area, lawn, some mature plants and shrubbery, outdoor tap and electric point.



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welcome to

Cross Gates Avenue, Leeds

- Semi Detached Family Home
- Beautifully Presented Throughout
- Three Bedrooms
- Ready To Move In To
- Solid Roof Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£290,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT112212 - 0002

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