

## Cross Hills Drive, Leeds



**Offers In Excess Of £180,000**



3



1



1



73

Crown are pleased to present to the market this 3 bed, 1 bathroom terraced house on Cross Hills Drive, Kippax. This property is decorated throughout, has laminate flooring, a gorgeous kitchen/diner, utility space, modern bathroom and gardens to both front and rear. There is a local leisure centre, cafes, supermarkets, for you to enjoy! This property is ideal for first time buyers, investors, families looking for their forever home.



- 3 Bedroom, 1 Bathroom
- Terraced House
- Council tax band C
- Family bathroom
- Large kitchen diner
- Decorated throughout
- Great location
- EPC C

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Entrance

### Lounge

15'8" x 12'4" (4.79 x 3.76)

This room is large in size, fully decorated through out, you have a big window which provides lots of light, a door which leads to the garden, perfect for summer time and you have wood flooring which gives the room a rustic feel

### Kitchen

15'10" x 13'9" (4.84 x 4.21)

You could class this kitchen as a kitchen/diner, there is ample room for a table or a breakfast bench, you have beautiful white walls along with white cupboards, integrated double oven as well with tiles to the back wall, this room is prefect. you have stairs that lead to the upper level of the property with an alcove beneath

### Bedroom 1

12'5" x 9'8" (3.80 x 2.95)

A good sized double bedroom, you have built in wardrobes, laminate flooring, it's decorated throughout and there is also a window to the side of this room

### Bedroom 2

11'3" x 6'9" (3.45 x 2.07)

In this room, you have room for a double bed, there is a fitted wardrobe, laminate flooring, decorated and you have a window to the back of the room

### Bedroom 3

9'1" x 6'7" (2.79 x 2.03)

A smaller room with laminate flooring, decorated, a window to the rear of the room, this room has endless possibilities to what it can be used for.

### Bathroom

8'7" x 5'6" (2.64 x 1.68)

Tiled throughout, this family bathroom has a bath with an overhead shower and shower curtain, laminate flooring, white basin with mixer taps and 2 drawers for storage, you have a white low flush WC and 2 windows to the rear of the room.

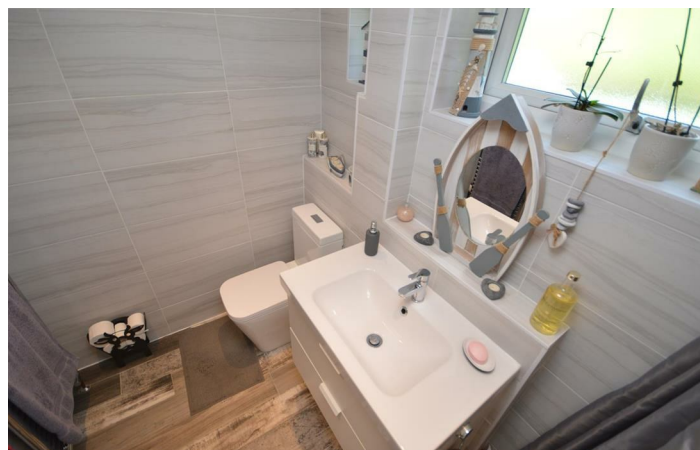
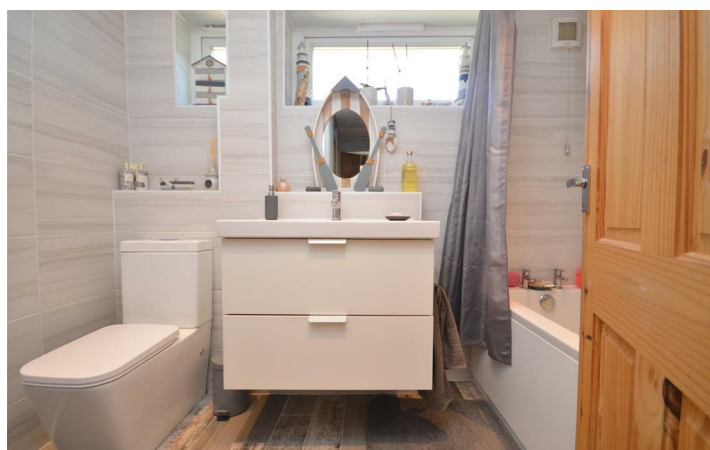
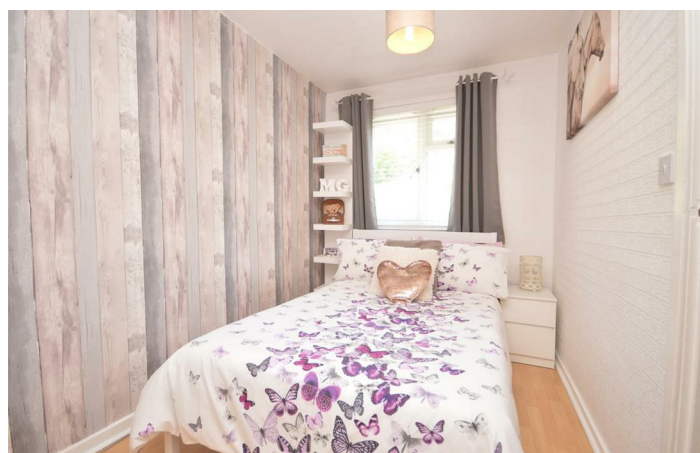
### External

#### Front Garden

To the front of this property, you have a small paved area and a gate on entry

#### Rear Garden

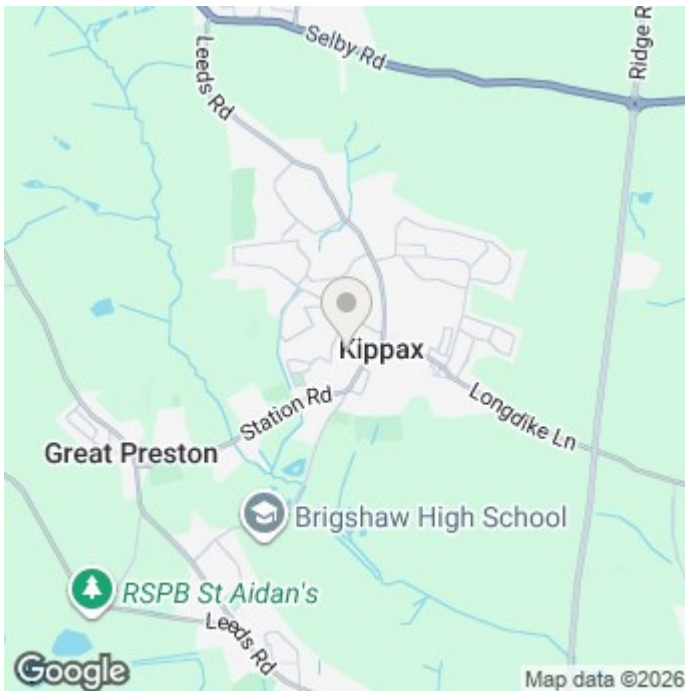
This rear garden is low maintenance, it has been gravelled, you have steps leading up to the property



## Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac CSDS



### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>73</b>                                                                                                     | <b>79</b> |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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