



Stoneacre
Properties



Cross Gates Lane, Leeds, LS15 7PJ

£310,000

OFFERED TO THE MARKET THIS BEAUTIFUL THREE BEDROOM SEMI DETACHED FAMILY HOME. Located in a sought after area close to Crossgates town centre. Excellent transport links via Crossgates train station, other local transport close by. Other local amenities and schools nearby. Comprising to the ground floor; a welcoming entrance hall way leading to the lounge and kitchen, dining room off the kitchen with patio doors looking out in the garden. To the first floor are; three bedrooms, shower room and separate wc. Externally the property has a gated block paved driveway leading to a garage at the rear. To the rear of the property is a stunning easy maintained garden laid to lawn with mature shrubbery, flagged patio seating area and garage. Viewings are highly recommended to appreciate all this property has to offer.

ENTRANCE HALLWAY



Welcoming entrance hallway with door to front elevation. Central heating radiator. Stairs to first floor. Access into lounge and kitchen.

LOUNGE



Double glazed window to the front. Central heating radiator. Feature fire place.

KITCHEN



Fitted with a range of wall and base units. Plumbing for a washing machine. integrated electric oven. Worktops incorporating a sink with drainer and a gas stove with cooker hood above. Door to the side. Double glazed window to the rear. Access into the dining room. Central heating radiator.

DINING ROOM



Spacious dining room with sliding patio doors to the rear. Central heating radiator and electric fire.

FIRST FLOOR LANDING

Loft accessed via a dropped down ladder, loft with light. Window to the side.

BEDROOM ONE



Double bedroom with fitted wardrobes. Double glazed bay window to the front. Central heating radiator.

BEDROOM TWO



Double glazed window to the rear. Fitted wardrobes. Central heating radiator.

BEDROOM THREE



Double glazed window to the front. Central heating radiator.

SHOWER ROOM



Fitted with a walk in shower, vanity sink unit with drawers and a heated towel rail. Double glazed window to the rear. Built in storage cupboards.

W/C



WC and window to the side.

EXTERNAL



Externally to the front is a gravel raised flower bed, gated block paved driveway leading to the garage at the rear. To the rear of the property is an easy maintain garden laid to lawn with mature shrubbery. Flagged patio seating area. Garage.

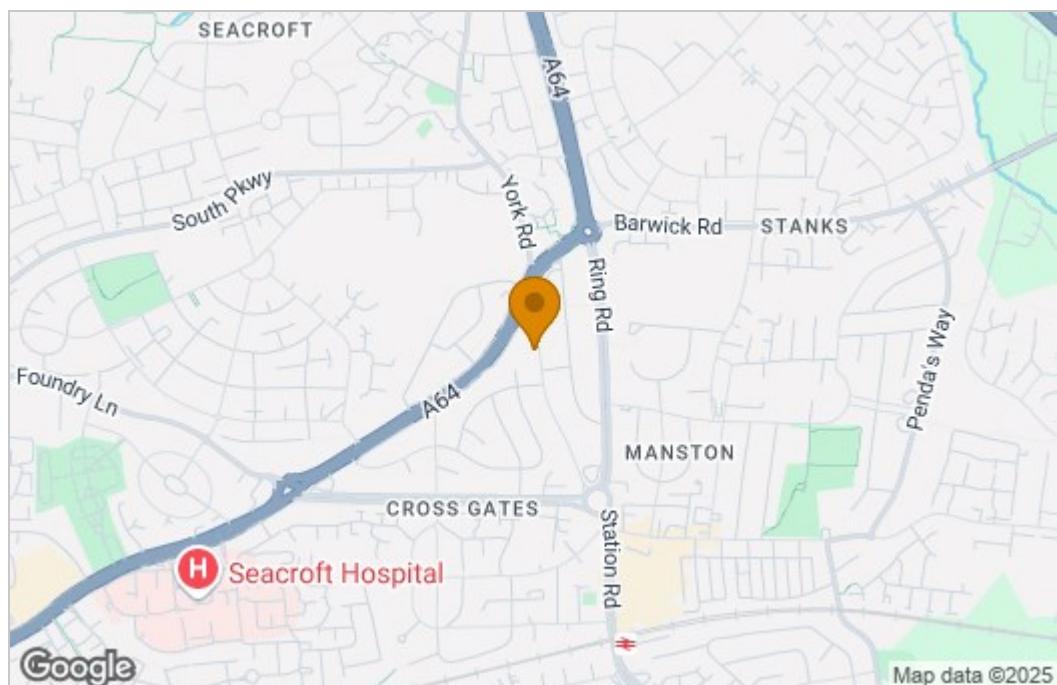
GARAGE

Up and over door. Power and Lights.

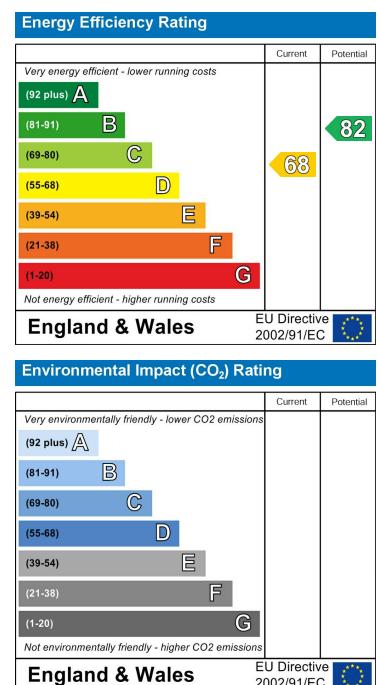
Floor Plan



Area Map



Energy Efficiency Graph



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