



**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

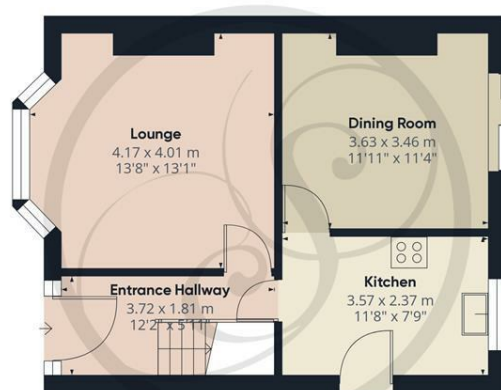


Externally to the front is a gravel raised flower bed, gated block paved driveway leading to the garage at the rear. To the rear of the property is an easy maintain garden laid to lawn with mature shrubbery. Flagged patio seating area. Garage.

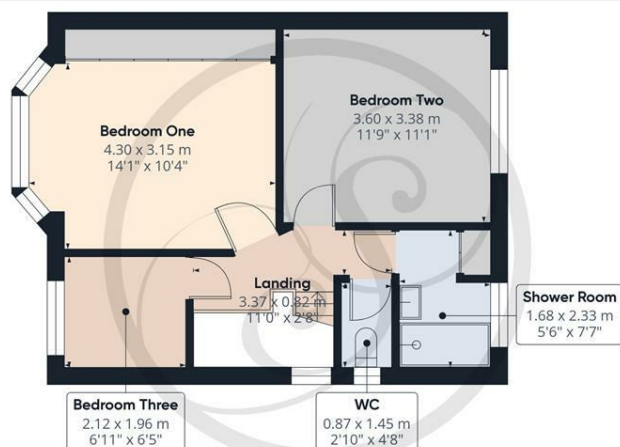
## GARAGE

Up and over door. Power and Lights.

## Floor Plan



### Floor 0



Floor 1

**Approximate total area<sup>(a)</sup>**  
82.65 m<sup>2</sup>  
889.63 ft<sup>2</sup>

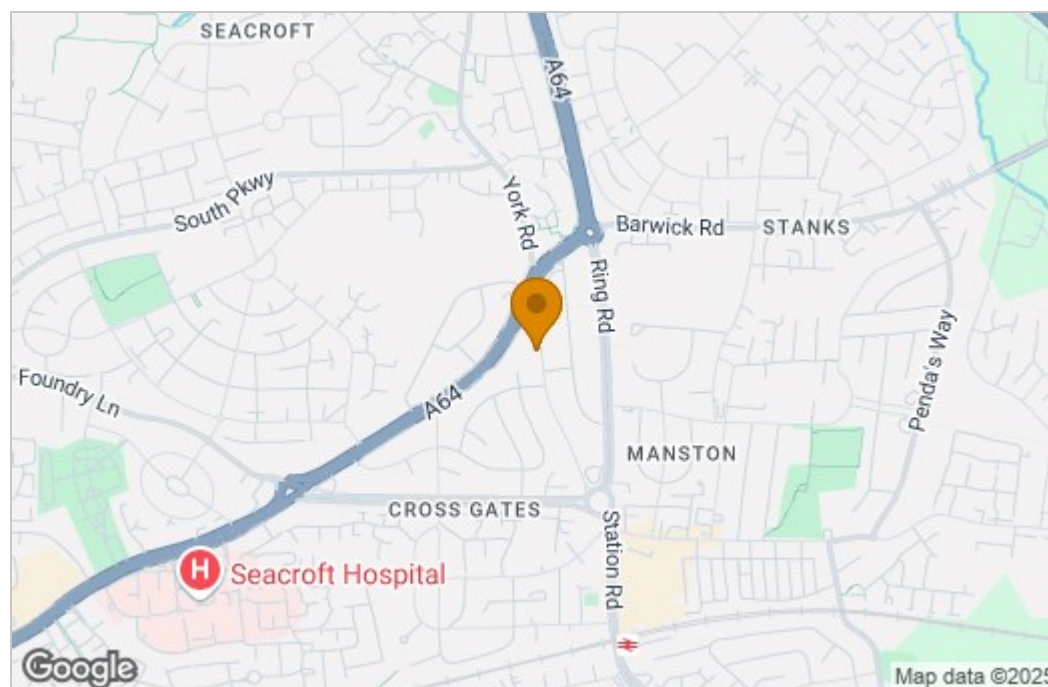
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Area Map




### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		68	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive  
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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