



Cragside Gardens, LEEDS LS5 3LS

welcome to

Cragside Gardens, LEEDS

****GUIDE PRICE £260,000 - £270,000**** Internal viewing is highly recommended to appreciate the accommodation on offer with this extended three bedroom semi-detached home! Larger than average garden with fully functioning bar!! Modern fitted kitchen. Popular Residential Area



Cragside Gardens

A spacious and well presented three bedroom semi-detached home in a popular residential area close to local amenities, transport links and schools. Internal viewing is highly recommended to fully appreciate the accommodation on offer which briefly comprises; Entrance hallway, spacious lounge with log burner, snug, breakfast room/study, cloakroom and modern fitted kitchen to the ground floor. The first floor offers three good sized bedrooms and the house bathroom. A particular feature of this property is the larger than average garden offering a great space for those with families or those who simply love to entertain as there is also a fully functioning bar room!!

Ground Floor

Entrance Hallway

Door to front with stairs up to the first floor

Lounge

14' 10" max recess x 12' 10" (4.52m max recess x 3.91m)

A good sized lounge with attractive decor and wooden flooring, wood burner with lintel over, radiator and open to the snug

Snug

12' 9" x 6' 2" (3.89m x 1.88m)

A lovely addition to the property and versatile in use with laminate flooring, radiator and windows to the two sides.

Breakfast Room / Office

6' 2" x 8' (1.88m x 2.44m)

Open to the snug is this breakfast room/study with laminate flooring, window to kitchen and doors out to the side.

Kitchen

12' 8" x 8' 8" (3.86m x 2.64m)

The modern fitted kitchen features a range of wall and base units with wooden worktops and matching upstands and down lights. Modern sink and drainer unit with instant boiling tap, space for large Range master oven and hob. Integrated dishwasher, space for fridge freezer, washing machine and tumble dryer. Wooden flooring and window through to the breakfast room. Useful cupboard and door to;

Downstairs Cloakroom

A useful downstairs cloakroom with low flush wc, radiator and window

First Floor

Landing

Stairs from the ground floor, window to the front and access to the loft

Bedroom One

14' 11" max x 9' 10" (4.55m max x 3.00m)

A good sized double bedroom with laminate flooring, radiator and window to the rear.

There is also an additional dressing room space in this bedroom

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

A second good sized bedroom with laminate flooring, radiator and window to the rear

Bedroom Three

7' 2" x 7' 8" + recess (2.18m x 2.34m + recess)

Laminate flooring, radiator and window to the front

Bathroom

The bathroom comprises; Bath with shower over and screen, pedestal wash basin, low flush wc, radiator and window to the front

Outside

To the front of the property is a paved area with wall and gate border.

A particular feature of this property is the larger than average garden which offers an array of different spaces ideal for families and entertaining. With garden laid to lawn and graveled areas for seating.

Bar Room

19' 2" x 7' 5" (5.84m x 2.26m)

Discover this stylish and intimate bar room, perfect for entertaining or unwinding. The space features a sleek bar counter with ample seating, built in shelves for your finest spirits. With its polished finish and functional design, this cosy bar room adds a touch of luxury to any home. There is also space for comfy seating area.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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Cragside Gardens, LEEDS

- **GUIDE PRICE £260,000 - £270,000**
- Three Bedroom Semi-detached Home
- Larger than Average Garden
- Fully Functioning Bar in the Garden!
- Modern Fitted Kitchen

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

guide price

£260,000 - £270,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
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