

Mike
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3 East View

Crossgates, Leeds, LS15 8AY

Price Guide £160,000

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A fantastic opportunity to purchase a two-bedroom character property offering considerable potential for modernisation and enhancement, set within a generous plot and enjoying a peaceful yet highly convenient position.

This property provides an exciting blank canvas for a buyer looking to create a home tailored to their own taste and requirements. It occupies a substantial plot with an expansive driveway providing off-road parking for at least three vehicles, together with excellent potential to create a large garage, subject to the necessary permissions.

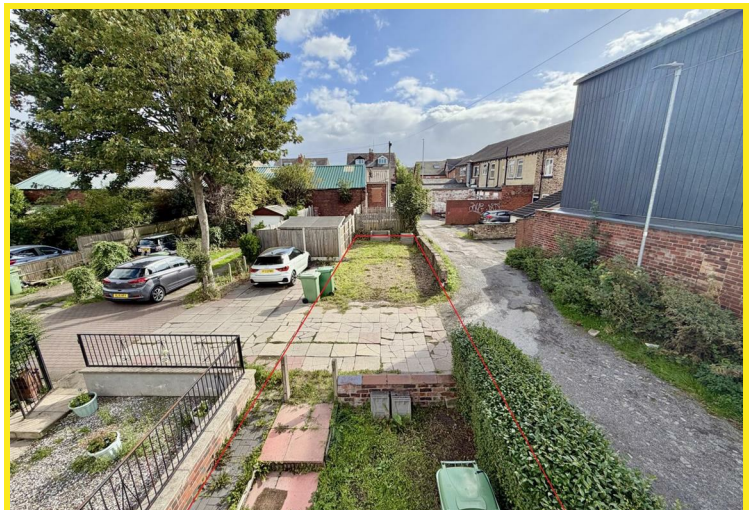
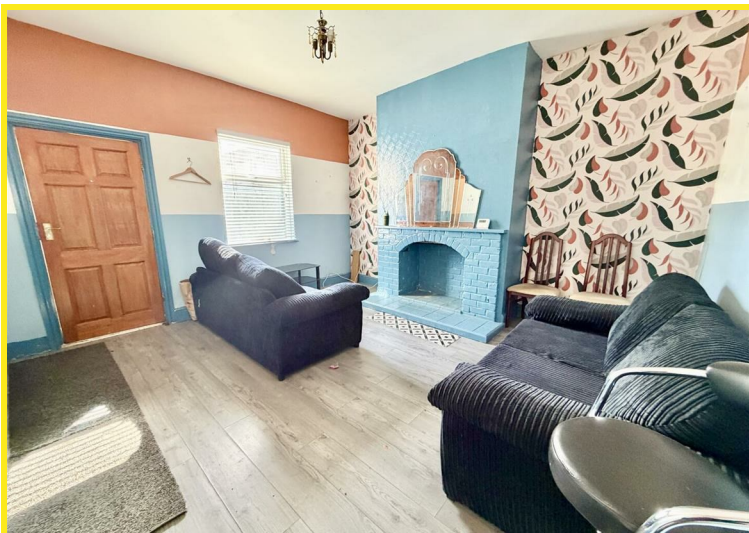
Internally, the property retains character features including a main living space with an open fire and feature fireplace, which could become a stunning focal point within a modernised home.

There is also excellent potential to reconfigure the accommodation, with bedroom two capable of being substantially enlarged and the ground floor providing space for a downstairs WC and wet room, subject to any required permissions.

The property enjoys a secluded and private position, whilst remaining conveniently located just moments from two popular shopping centres, a selection of restaurants and excellent rail and motorway links, making it ideal for commuters and those seeking convenient access to local amenities.

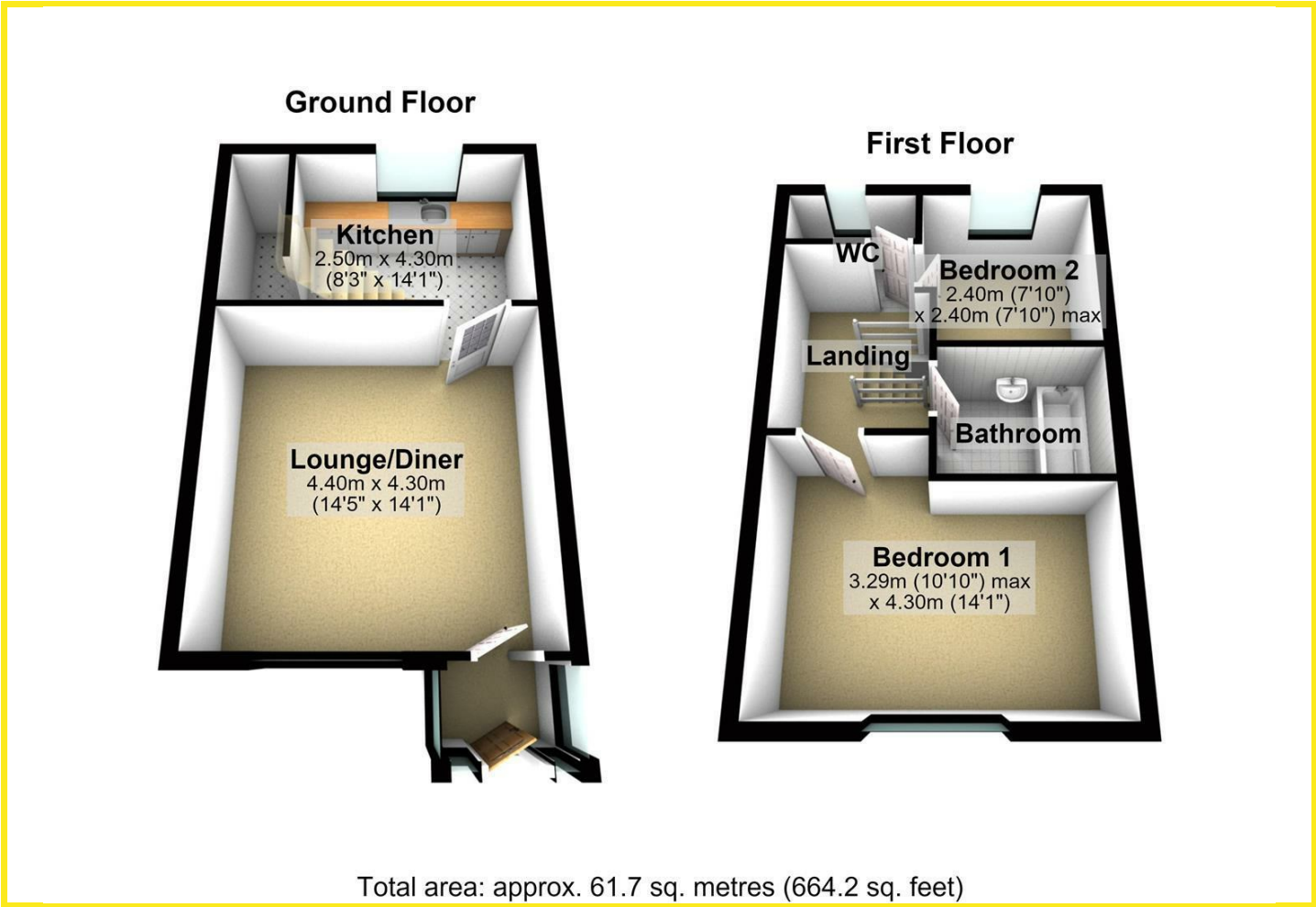
A major benefit is that all roofs have been replaced within the last 12 months, providing an excellent head start for the new owner.

This is a rare opportunity to acquire a character property with a generous plot, excellent parking and significant potential for transformation. Early viewing is highly recommended to fully appreciate the size, scope and possibilities this property has to offer.

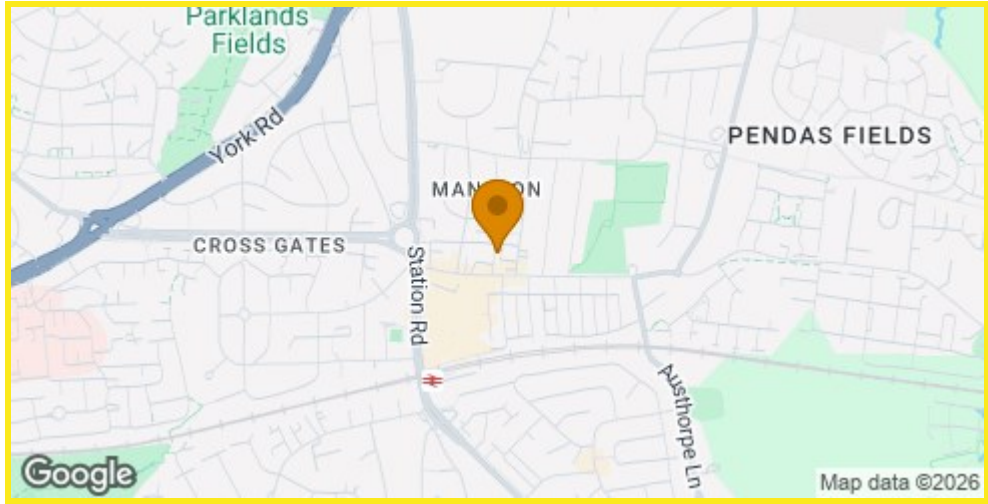




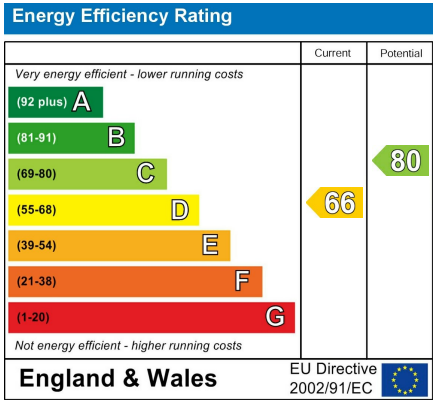
Floor Plan



Area Map



Energy Efficiency Graph



Directions

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