



St James Mews, Crossgates Leeds LS15 8AP

welcome to

St James Mews, Crossgates Leeds

IDEAL for the FAMILY BUYER, this FOUR BEDROOM home is set over THREE FLOORS and features MODERN, OPEN PLAN LIVING! Having a master bedroom with an en-suite, a GROUND FLOOR shower room plus a FAMILY BATHROOM, this INCREDIBLE home is NOW £340,000 - £350,000!!!



Entrance Hall

Having the entrance door to the front which opens up to a spacious entrance hall featuring a double glazed window to the side, stairs to the first floor landing, and a door to the garage. Useful under stair storage cupboard, and a radiator.

Bedroom Four

Having double glazed French doors leading out to the rear, and a gas central heating radiator.

Utility Room

Fitted with wall and base units, plus a work surface over. Also includes a stainless steel sink and drainer, plumbing and space for a washing machine, radiator, and a door leading out to the rear.

Shower Room

Equipped with a shower cubicle, a wash hand basin and the w.c. Also includes a heated towel rail, part tiling, and an extractor.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side.

Open Plan Living Kitchen

Comprises of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric double oven, an electric hob with tiling to the splash areas, and a cooker hood over. Also includes an integrated dish washer and fridge freezer, central heating radiator, and two double glazed windows to the rear.

The lounge / diner has French doors with a Juliet balcony, and double glazed windows to the front and side, plus a central heating radiator.

Second Floor Landing

With stairs continuing from the first floor and having a double glazed window to the side, a central heating radiator, an access hatch to the loft, and an airing cupboard.

Bedroom One

Double glazed window to the front and a central heating radiator. Door to the en-suite.

Ensuite

Fitted with a shower cubicle, a wash hand basin, and the w.c. Also features a heated towel rail, and shaver point.

Bedroom Two

Double glazed window to the rear and a central heating radiator.

Bedroom Three

Double glazed window to the front and a central heating radiator.

House Bathroom

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Heated towel rail, part tiling, shaver point and a skylight window.

Exterior

Externally the property has a block paved driveway to the front with access to the integral garage, plus an additional dedicated parking space. To the rear is a lawned garden set within fenced boundaries.

Garage

An integrated garage with an up and over door, power, and lighting.

Note

The property is Freehold the access to the property is Leasehold - please speak with conveyancer in respect of this matter.



view this property online williamhbrown.co.uk/Property/CGT111833



welcome to

St James Mews, Crossgates Leeds

- Guide Price £340,000 - £350,000
- Impressive Semi Detached Home
- Accommodation Over Three Floors
- Master Bedroom With En-Suite
- Ground Floor Shower Room

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

guide price

£340,000 - £350,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/CGT111833



Property Ref:
CGT111833 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williambrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williambrown.co.uk