



Marshall Street, Crossgates Leeds LS15 8DY

welcome to

Marshall Street, Crossgates Leeds

With accommodation set over THREE FLOORS and at a Guide Price of £270,000 - £280,000, this WELL PRESENTED home is READY for you to VIEW! This substantial property offers FOUR DOUBLE BEDROOMS plus TWO RECEPTION ROOMS! This is an opportunity NOT TO BE MISSED, so call us TODAY to view!



Ground Floor

Entrance Hall

Having a composite entrance door to the front aspect, and stairs to the first floor landing.

Living Room

Featuring a bay window to the front aspect, a feature fire place with an inset fire, surround, and hearth.

Dining Room

Having a window to the rear and a door leading through to the kitchen. Feature fire place with an inset fire, surround, and hearth. Gas central heating radiator.

Kitchen

Comprising 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, a gas cooker point with tiling to the splash areas and a cooker hood over. Double glazed window to the rear and an opening utility room.

Utility Room

Having windows to three sides, wall units, power, and lighting, plus a door leading out to the rear garden.

First Floor

Bedroom One

Having a sash window to the front aspect, and a gas central heating radiator.

Bedroom Four

Double glazed window to the rear, fitted storage cupboards, and a gas central heating radiator.

House Bathroom

Equipped with a shower cubicle, a bath with taps, a wash hand basin, and the w.c. Also includes tiling to the floor and walls, a heated towel rail, and a window to the rear.

Second Floor

Bedroom Two

Having a skylight window, gas central heating, and storage to the eaves.

Bedroom Three

With a skylight window, gas central heating radiator, and storage to the eaves.

Cellar

A useful cellar space spilt into two rooms.

Exterior

Externally the property has a paved garden space to the front with low wall and rail boundaries, plus a single hand gate.

To the rear is a further enclosed garden space which is paved and has a garage outbuilding.

Outbuilding / Garage

With double glazed French doors to the rear, and having a w.c, plumbing for a washing machine, a door to the side, and a garage door to the front.



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welcome to

Marshall Street, Crossgates Leeds

- Guide Price £270,000 - £280,000
- Generous Mid Terrace Family Home
- Accommodation Set Over Three Floors
- Additional Cellar Space
- Two Reception Rooms

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£270,000 - £280,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT111922](https://www.williamhbrown.co.uk/Property/CGT111922)



Property Ref:
CGT111922 - 0014

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