



## Kelmscott Lane, , Leeds, LS15 8JP

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGH END FIXTURES & FITTINGS
- OFF STREET PARKING
- RENOVATED TO AN INCREDIBLY HIGH STANDARD
- SUMMER HOUSE/GYM
- EPC - C / COUNCIL TAX - B

**Asking Price £320,000**





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## DESCRIPTION

Hunters Wetherby are excited to bring to the market this immaculately presented three bedroom semi detached house, which has been renovated to an extremely high standard by the current owner, in the sought after location of Crossgates.

This beautifully designed home opens into a hallway giving access to the stairs and the lounge. Oak Herringbone flooring continues from the hallway into the spacious lounge, which features a log burning stove and bay window allowing for natural light to flood the space. An under stairs cupboard fitted with shelves is the perfect storage. The staircase is enclosed using a stylish safety glass insert which gives an added dimension to the room.

The recently extended open plan kitchen / dining / family area is the perfect space for a busy family or entertaining and has been thoughtfully designed with luxury in mind.

The kitchen is fitted with a range of modern wall and base units with Cararra Quartz worktops, and high end integral appliances including fridge/freezer, double oven and microwave, Neff induction hob with plate warmer and extractor over, and a sink unit with instant boiling and filtered water tap.

The dining / living space is naturally lit by the self-cleaning sky light and bi-fold doors, which open out onto the rear patio giving the space an indoor outdoor feel. This area of the home boasts a porcelain tiled floor with underfloor heating.

Set off the kitchen is the utility room, which houses the recently installed boiler and provides space for a washing machine, extra cupboard storage and benefits from a hand wash basin.

An Oak staircase with safety glass balustrade leads to the first floor accommodation. Bedroom two is a spacious double with a window to the front elevation allowing for natural light.

Bedroom three, another double features windows to the rear with cleverly designed internal blinds.

The elegant house bathroom is nothing short of luxury and boasts a range of Hansgrohe fittings on a three piece white suite comprising large walk in rainfall shower with additional showerhead attachment, low level wc and wash hand basin. Sitting above the wash hand basin is the mirrored cabinet with LED surround, Bluetooth and radio. The vendor has created this space with luxury in mind and boutique finishes.

Stairs lead you to the second floor of the property, boasting a spacious master suite with dormer to the rear and windows featuring internal blinds and views over the rear garden. To the corner of the suite is a modern three piece white suite with panelled bath, low level wc and wash hand basin.

Externally, the property has been landscaped to an incredibly high standard. To the front, a gated tarmac driveway allows for secure off street parking and leads down to the side access gate. Mature shrubs and trees truly add to the curb appeal of the property.

To the rear of the property is the private, low maintenance, split level rear garden. A resin patio area is the perfect area for outdoor seating overlooking the artificial grass set within low rise stone built walls creating the perfect border. The rear of the property also boasts a generous sized summer house which is fully insulated, making it the perfect versatile space suitable for a gym, studio, office, or entertaining space for those summer months.

Located just outside of Crossgates, the property is within close proximity to local shops, reputable schools, and major transport links, including bus routes, Crossgates Train Station, and the new East Leeds Orbital Route offering swift connections to the M1, Leeds City Centre, and The Springs shopping complex. Viewings are highly recommended to appreciate all this property has to offer.





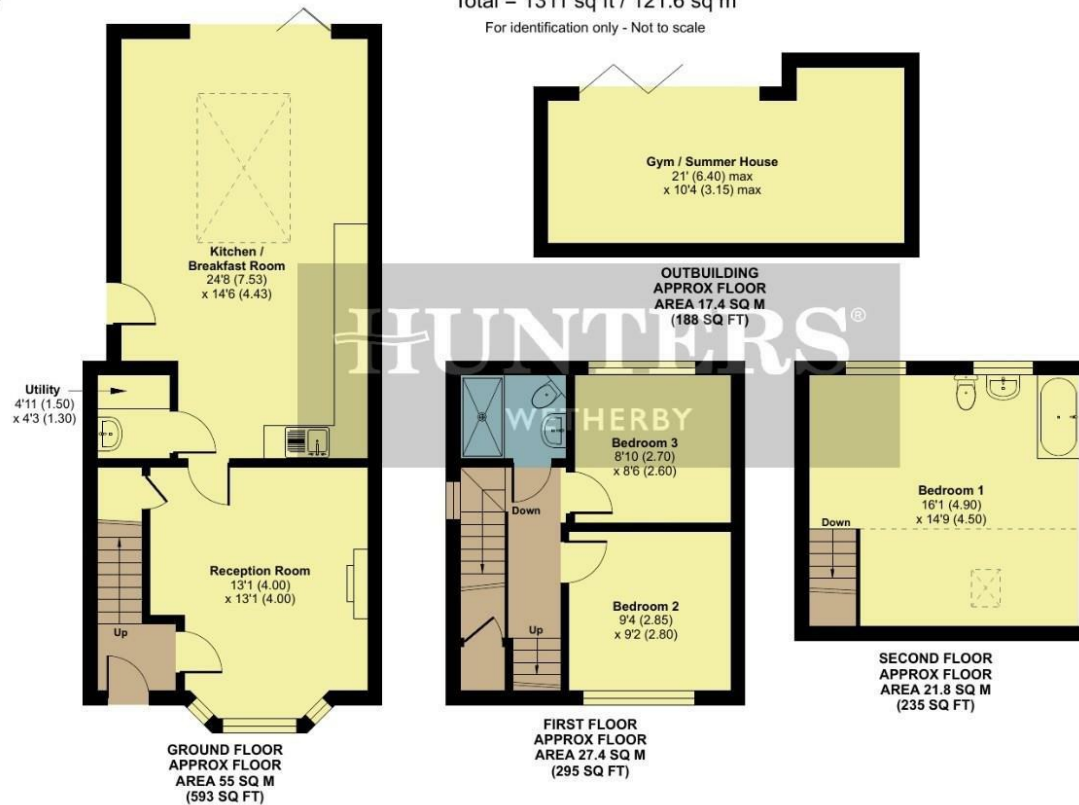




## Kelmscott Lane, Leeds, LS15

Approximate Area = 1049 sq ft / 97.4 sq m  
 Limited Use Area(s) = 74 sq ft / 6.8 sq m  
 Outbuilding = 188 sq ft / 17.4 sq m  
 Total = 1311 sq ft / 121.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 1312431

### Viewings

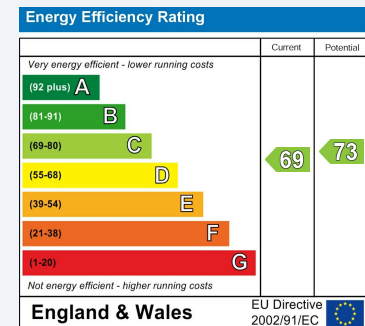
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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