



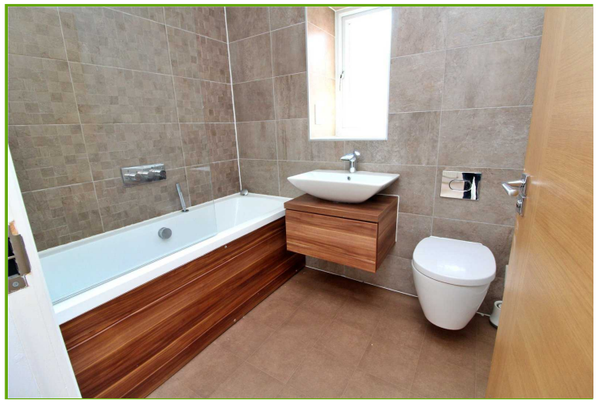












Leeds T: 0113 2641664

The Property Ombudsman

Leicester Square, Crossgates,
Leeds, West Yorkshire, LS15

Asking Price: £450,000

Tenure: Freehold

YOUR MOVE
James Barrett

your-move.co.uk

Leicester Square, Crossgates, Leeds, West Yorkshire, LS15

Asking Price: £450,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: C
Local Authority: Leeds City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An attractive, modern detached family property offering impressive accommodation and being located within this highly sought after development which is well placed for The Springs, the road network and Cross Gates train station. The property has FOUR DOUBLE BEDROOMS and is being sold with NO ONWARD CHAIN. Please contact us to arrange a viewing.

Entrance Hall
Radiator, front entrance door, staircase to the first floor.

Living Room
9'10" x 13'1" (3m x 4m)
Radiator, double glazed square bay window to the front

Kitchen Dining Room
16'7" x 13'1" (5.05m x 4m)
A fabulous family dining kitchen with a range of modern high gloss white units, with integrated appliances including a gas hob, double oven, dishwasher and fridge freezer. Inset sink unit, radiator, double glazed window to the rear, useful understairs store.

Sitting/Dining Room
17' x 10'8" (5.18m x 3.25m)
Double glazed folding doors leading out to the rear garden, radiator.

Utility Room
5' x 6'1" (1.52m x 1.85m)
Washer plumbing, sink unit. Door into the garage

Cloakroom/wc
WC, wash basin, heated towel rail, double glazed window to the side

Landing
Double cupboard containing the central heating boiler.

Master Bedroom
13' x 11'11" (3.96m x 3.63m)
Range of fitted wardrobes, radiator, double glazed window to the front

Ensuite Shower Room
Walk in shower enclosure. WC, wash basin, heated towel rail, double glazed window to the side.

Bedroom 2
14'6" x 9' (4.42m x 2.74m)
Radiator, double glazed window to the rear.

Bedroom 3
12'6" x 9'1" (3.8m x 2.77m)
Radiator, double glazed window to the rear.

Bedroom 4
10'3" x 11'3" (3.12m x 3.43m)
Radiator, double glazed window to the front

Family Bathroom
5'7" x 7'2" (1.7m x 2.18m)
Attractive modern suite comprising a bath with shower over, wc, wash basin, heated towel rail, double glazed window to the side.

Garage
10'1" x 19'11" (3.07m x 6.07m)
Electric power and light, up and over door.

Gardens
Pleasant enclosed rear garden with lawn, patio and composite decking.

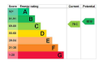
YOUR MOVE James Barrett is a trading name of Arch Estates Limited. Registered in England No: 5963542. Registered Office: 50 Austhorpe Road, Crossgates, Leeds, LS15 8DX. VAT No:GB895228484. YOUR MOVE James Barrett is an independently owned and operated business, operated under license from your-move.co.uk Ltd. YOUR MOVE James Barrett is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited, which is authorised and regulated by the Financial Conduct Authority (FRN: 435779) for mortgage and non-investment insurance advice. These details may be verified with the FCA at http://www.fca.org.uk/firms/systems-reporting/register. You may also contact Your Move at enquiries@your-move.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

All Measurements
All Measurements are Approximate.

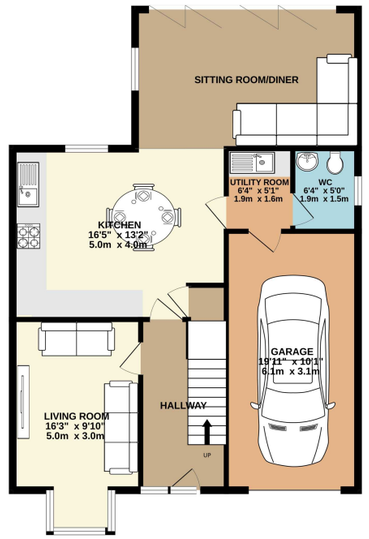
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

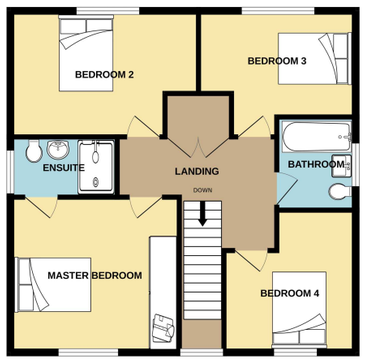


For full EPC please contact the branch.

GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026