















The Orchards, Crossgates, Leeds,
West Yorkshire, LS15

Asking Price: £525,000

Tenure: Freehold

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James Barrett

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Council Tax Band: D
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

A superb family property offering impressive and substantial accommodation and presented to an immaculate standard and located towards the end of a secluded street, formerly part of the original Cross Gates and now just a few minutes walk from Cross Gates Centre offering excellent amenities with a railway station linking York and Leeds. If you're looking for a substantial property in a tucked away location, yet within easy reach of facilities then this one is definitely worth viewing. NO CHAIN.

Description

In brief the accommodation comprises; porch, hallway, cloaks/wc, sitting room, large living room, stunning conservatory, dining room, fitted breakfast kitchen and utility room, there's also a useful keep cellar. On the first floor there's the master bedroom with a walk in wardrobe and en-suite shower room, two double bedrooms, the family bathroom and a study which could be used as a sixth bedroom. On the second floor there are two further double bedrooms. To the front of the property there's driveway parking and a garage. The rear garden is a particular feature providing a real 'wow' factor. It's fully enclosed and extends to over 200ft and features a large patio area and a long lawn making this a fabulous property for entertaining. There's numerous established mature trees, fruit trees (apple, pear, plum and cherry), shrubs and plants and also a workshop.

Porch

Entrance Hall

Cloakroom

WC and wash basin

Kitchen

15'7" max x 13'4" (4.75m max x 4.06m)
Fitted with a lovely range of bespoke painted units which include a central island, Belfast sink unit, solid oak work surfaces, stone flagged floor, dishwasher plumbing.

Utility Room

7'3" x 7'10" (2.2m x 2.4m)
Bespoke fitted units, washer plumbing, Space for a large fridge/freezer. Additional entrance door.

Cellar

Useful keep cellar with a tiled floor and store cupboards.

Living Room

19'6" x 13'11" (5.94m x 4.24m)
A most impressive principle reception room with a door into the dining room and double doors into the conservatory.

Conservatory

21' (6.40) max x 18'6" (5.65) max
A wonderful, large conservatory, which makes full use of the views over the patio and garden beyond.

Dining Room

15'5" x 11'2" (4.7m x 3.4m)
With connecting doors to the conservatory, kitchen and main living room.

Landing

Master Bedroom

14'5" x 13'11" (4.4m x 4.24m)
An impressive principle bedroom with views over the back garden, walk in wardrobe.

6'11" x 6'11" (2.1m x 2.1m)
Attractive suite with walk in shower enclosure, wc and vanity wash basin.

Bedroom 2

15'7" (4.76) max x 13'4" (4.06) max
Drop down timber ladder leading to a useful, versatile loft.

Loft

14'7" x 15'9" (4.45m x 4.8m)
Velux window

Bedroom 3

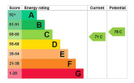
15'9" x 11'6" (4.8m x 3.5m)
Range of fitted wardrobes.

Office/bedroom 6

10' max x 9'8" (3.05m max x 2.95m)
Fitted with a range of office furniture.

Family Bathroom

9' x 9'8" (2.74m x 2.95m)
Fitted with a five piece white suite



For full EPC please contact the branch.

Landing

Bedroom 4

13'9" x 13'11" (4.2m x 4.24m)

Bedroom 5

13'9" x 9'10" (4.2m x 3m)

Garage

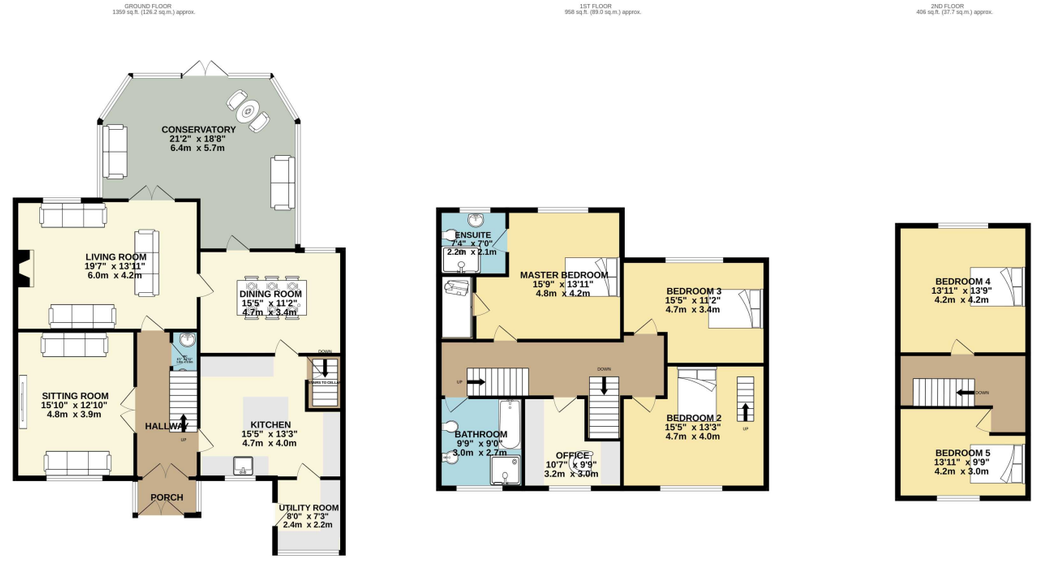
16'9" x 10'2" (5.1m x 3.1m)
And parking to the front

Garden

Stunning rear garden, extending to approximately 200ft, with numerous trees, bushes and shrubs. There's also a large patio area.

Workshop

7'10" x 18'1" (2.4m x 5.5m)
Electric roller door



TOTAL FLOOR AREA : 2723 sq.ft. (253.0 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.
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