Mike Dobson







47 Manston Way

, Leeds, LS15 8BP

Chain Free £290,000

47 Manston Way

Nestled in the sought-after area of Manston Way, Leeds, this three-bedroom extended semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious entrance hall that leads into a comfortable lounge, perfect for relaxation. The open-plan dining area flows seamlessly into a delightful conservatory, which is bathed in natural light and offers a lovely view of the garden through its French doors.

The kitchen features a built-in oven, hob and extractor, making it a practical space for culinary enthusiasts. Upstairs, you will find three spacious bedrooms, providing ample space for rest and personalisation, along with a modern fitted shower room, comprising walk in shower cubicle, vanity wash basin and a low flush WC.

The property benefits from Gas central heating with a combination boiler (serviced annually), PVCu double glazing, solar panels that have been just been serviced and give a full return.

The exterior of the property is equally impressive, with a block-paved driveway that offers convenient off-road parking. The enchanting enclosed rear garden is a true highlight, featuring a paved seating area ideal for outdoor entertaining, a summer house equipped with power and light, and a generous lawn surrounded by mature plants and trees, creating a serene retreat.

Located close to Crossgates town centre and the Springs retail park, this home is perfectly positioned for easy access to local amenities and transport links. Offered for sale with no chain, this property is a must-see for anyone seeking a comfortable home in a vibrant community. We invite you to arrange a viewing to fully appreciate all that this delightful residence has to offer.









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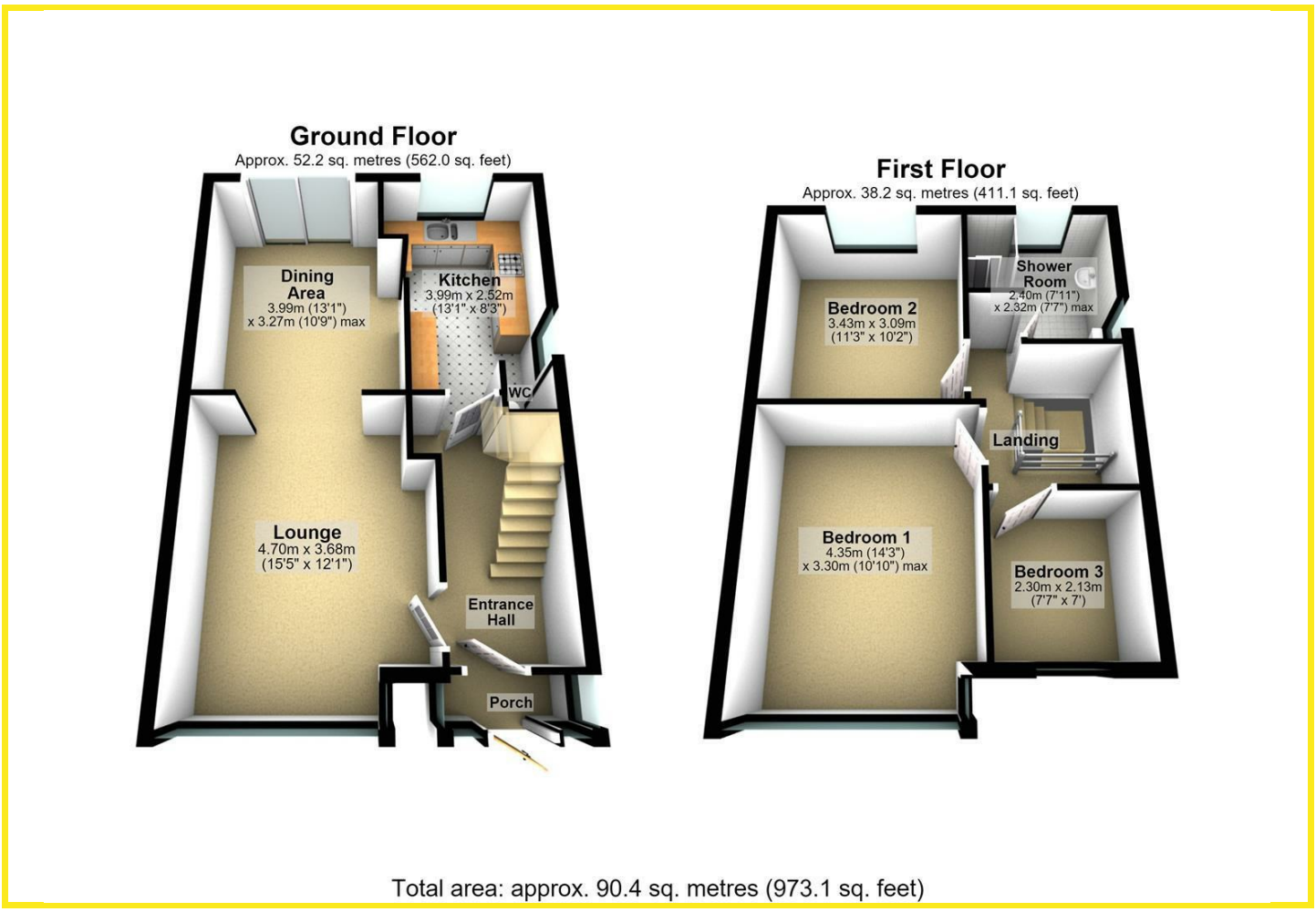






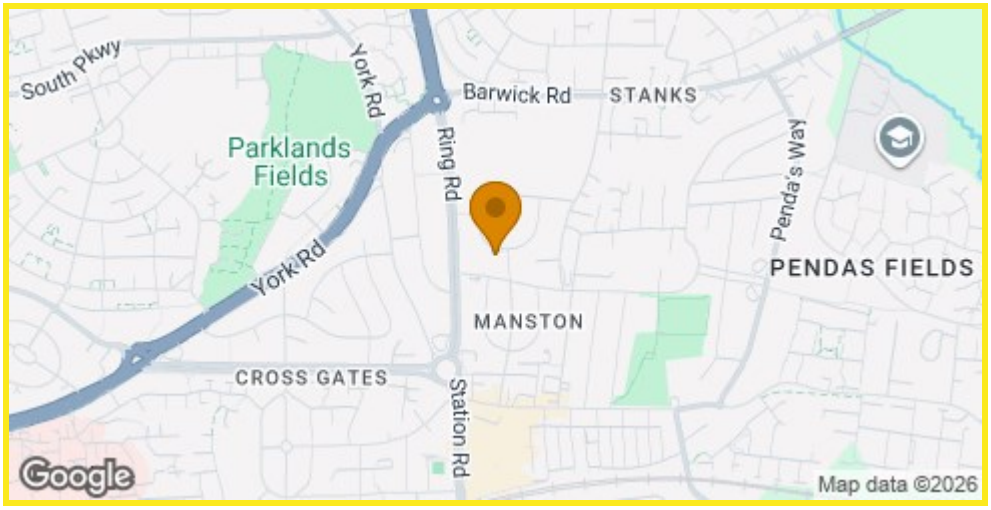


Floor Plan

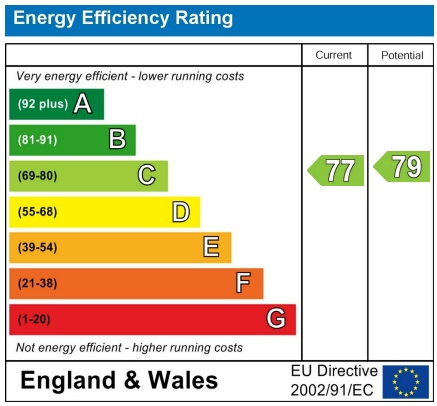


Total area: approx. 90.4 sq. metres (973.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

from our Garforth office, head out of Garforth towards the A63 / Leeds–Selby Road. Join the A63 westbound towards Leeds. at the Austhorpe interchange roundabout take the third exit onto the A6120, continue passed The Springs retail park to the turning left at the third roundabout onto Manston Lane, continue along this road turning right onto Church Lane, left onto Manston Drive, right onto Manston Grove, at the 'T' junction turn left onto Manston Way.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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