



White Laithe Close | Whinmoor | LS14 2DT

£195,000

Three bedroom mid terrace | Council tax band B | Epc rating tbc

Emsleys | estate agents

***** THREE BEDROOM MID TERRACE - BEAUTIFULLY PRESENTED WITH GARAGE *****

Welcome to this immaculate terraced property currently listed for sale. Set in a location with excellent public transport links, nearby schools, and local amenities, this home offers both convenience and comfort.

The property includes a large reception room, adorned with large windows that let in an abundance of natural light. A charming fireplace adds to the room's cosy atmosphere, while a stunning garden view offers an idyllic backdrop for relaxation and provides direct access to a garden! Perfect for al fresco dining or simply enjoying the outdoors. Step into the kitchen, where you'll find modern appliances ready to handle all your culinary exploits. The design merges practicality with style, making it a dream space for those who love to cook. With a total of three bedrooms, the first and second bedrooms being spacious doubles and the third bedroom, a charming single perfect for a child's room or home office. The house boasts a well-maintained bathroom equipped with built-in storage and a heated towel rail, ensuring your utmost comfort and convenience.

This location is ideal for commuters to LEEDS, WETHERBY OR YORK with easy access to the A64, A1/M1 motorway network and the A6120 Leeds Ring Road. Local shops and amenities are a short distance away in the Tesco shopping centre and a little further afield are the amenities and railway station at Crossgates.

Inspection is most definitely recommended to appreciate the size and location this property has to offer.

***** Call now to arrange your viewing!*****

Ground Floor

Entrance Hall

Enter the property through a PVCu double-glazed door to the entrance hall which offers built in storage, handy for coats and shoes, a central heating radiator and stairs rising to the first floor.

Lounge/Dining Room 5.49m x 4.47m (18'0" x 14'8")

A spacious room easily zoned into living and dining areas.

Having a feature fire surround which incorporates a living flame coal effect fire, a central heating radiator and double-glazed French windows opening to the rear garden.

Kitchen 2.16m x 2.46m (7'1" x 8'1")

A modern and bright kitchen which has been very well designed and offers a range of integrated appliances to include;- an eye level electric combination oven/microwave, electric glass hob, a tall fridge/freezer, dishwasher and washing machine. With ample gloss white wall and base units with complimentary work surfaces over with inset stainless steel sink with side drainer and mixer taps. A concealed Ideal Logic central heating boiler (fitted 2020 with warranty remaining). A double-glazed window overlooks the rear garden.

First Floor

Landing

With hatch giving access to the part boarded loft space.

Bedroom 1 4.17m x 2.46m (13'8" x 8'1")

A double bedroom with ample space for fitted or free standing furniture. A central heating radiator and double-glazed window.

Bedroom 3 2.90m x 1.88m (9'6" x 6'2")

A single bedroom currently used as a dressing room. Double-glazed window and central heating radiator.

Bedroom 2 3.53m x 2.49m (11'7" x 8'2")

A second double bedroom with a double-glazed window and central heating radiator.

Bathroom

Stunning! Fitted with a white suite which comprises;- panelled bath with electric shower and screen over, a vanity hand wash basin and a close coupled w.c. Extra storage is provided with a built in cupboard, double-glazed window and a wall mounted ladder style central heating radiator.

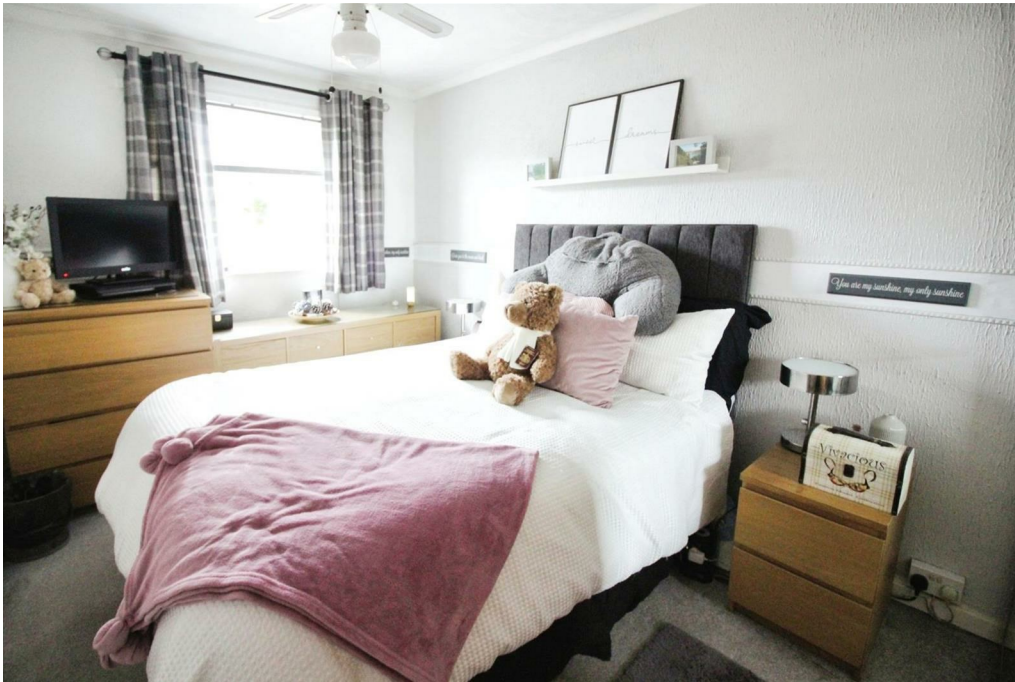
Exterior

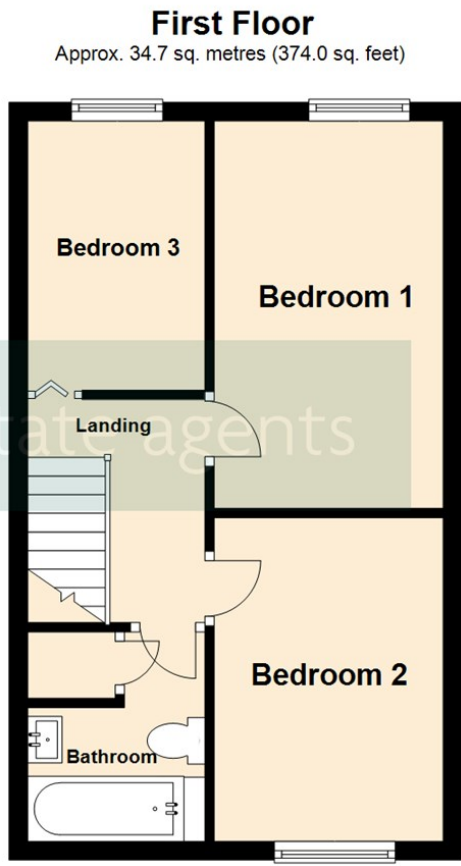
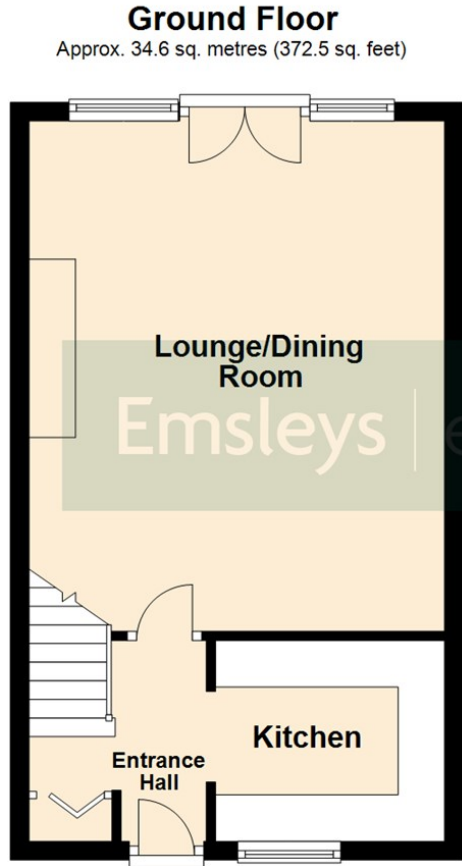
The property is accessed by either the front or rear aspect. The front offers a low maintenance gravelled garden enclosed with a boundary fence with handgate. The rear

garden is delightful and offers a gravelled area with stepping stones, raised planters and a water feature. A covered decked seating area connects the outdoor and indoor spaces and is an ideal entertaining space for those long summer evenings.

Directions

Leaving our Crossgates office on Austhorpe Road turn right and at the traffic lights proceeding towards the roundabout taking the third exit onto the Ring Road. Continue over the next two roundabouts and at the traffic lights turn right onto the Coal Road. Proceed on the Coal Road and turn right onto White Laithe Road, follow the road and at the mini-roundabout turn right onto Sherburn Road North then take the second left onto Naburn Approach. Continue taking the second left turn into White Laithe Close where the property can be found on the right.





Total area: approx. 69.3 sq. metres (746.5 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

