



Red Hall Way | Whinmoor | LS14 1DY

£300,000

Four Bedroom Semi-Detached Bungalow | Council Tax Band D | EPC rating C

Emsleys | estate agents

*****FOUR BEDROOM BUNGALOW - BRIGHT AND MODERN WITH GARAGE AND AMPLE PARKING *****

This four bedroom bungalow has spacious and flexible accommodation and must be viewed to appreciate the size and standard on offer. Having the benefit of PVCu double-glazing and a replacement boiler (2022). The bungalow will appeal to those looking for a property that is modern and well maintained along with a ground floor bedroom and bathroom.

The accommodation briefly comprises to the ground floor; - entrance porch, entrance hall, spacious living room, refurbished kitchen, dining room, bedroom and bathroom. To the second floor; landing, master bedroom with en-suite bathroom and walk in wardrobe and two further bedrooms. Outside there is a garden to the front with a driveway providing ample off-road parking and leading to a sectional garage. The rear garden is enclosed with patio and lawn..

This location is ideal for commuters to LEEDS, WETHERBY OR YORK with easy access to the A6120 Leeds Ring Road, A58 and A64. 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.

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

Porch

Enter the property through a composite entry door.

Hallway

A good sized hallway laid with wood grain effect laminate flooring, a central heating radiator, access to all the ground floor rooms and a staircase rising to the first floor.

Kitchen 3.18m x 2.79m (10'5" x 9'2")

Having been replaced by the present owners the kitchen offers a good range of classic shaker style wall and base units with work surfaces over incorporating a one and a half bowl sink with side drainer and mixer tap. Integrated appliances include a built under electric oven with glass hob, stainless steel splashback and chimney style extractor hood over. Plumbed spaces for both a washing

machine and dishwasher plus space for a larger American style fridge freezer. Two windows to the front and side and a concealed central heating boiler.

Living Room 5.03m x 3.91m (16'6" x 12'10")

A light and spacious living room laid with wood grain effect laminate flooring and having a large window to the front and central heating radiator.

Dining Room 3.35m x 3.43m (11'0" x 11'3")

A separate dining room with ample space for a family sized dining table and chairs and a useful under stair storage cupboard. French double-glazed windows give direct access to the rear garden.

Bedroom 3 2.59m x 3.30m (8'6" x 10'10")

A double bedroom with central heating radiator and window to the rear.

Shower room

Fitted with bathroom furniture which incorporates a concealed cistern w.c and a hand wash basin. A walk in corner shower cubicle, two windows to the side and a central heating radiator.

First floor

Landing

Access to three bedrooms.

Master Bedroom 3.18m x 3.33m (10'5" x 10'11")

A double bedroom with a walk in wardrobe providing good storage and hanging rails. Window to the side elevation and a central heating radiator.

En-suite Bathroom

With attractive tiling, double ended bath, a pedestal hand wash basin and close coupled w.c. Two velux skylights and electric heater.

Bedroom 2 2.67m x 3.71m (8'9" x 12'2")

A double bedroom with central heating radiator and two Velux skylights.

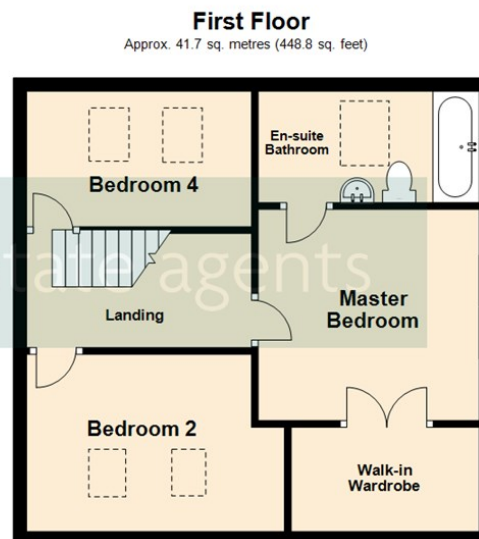
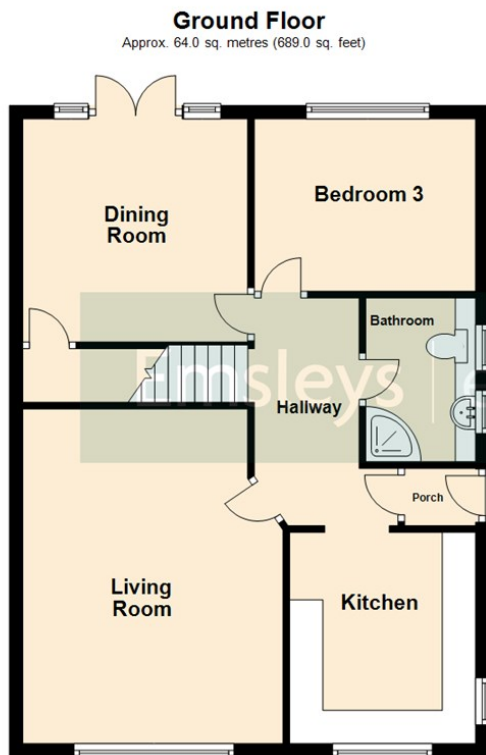
Bedroom 4 2.03m x 3.23m (6'8" x 10'7")

A larger single or smaller double bedroom with two Velux skylights and a central heating radiator.

Exterior

The property is entered at the front where there is a gravelled garden planted with shrubs. Driveway gates open to the block paved driveway which provides off road parking for multiple vehicles and leads to a sectional garage to the rear of the plot. The rear garden is fully enclosed and has a large paved patio, a raised lawn, a further decked area with a pergola and a garden shed.





Total area: approx. 105.7 sq. metres (1137.8 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

Emsleys | estate agents