



Aspen View | Whinmoor | LS14 2FF

£310,000

Detached House | Council Tax Band D | EPC Rating B

**Emsleys** | estate agents



\*\*\*BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED HOUSE, WITH ENCLOSED GARDEN,GARAGE AND FANTASTIC ACCESS LINKS TO TRANSPORT LINKS\*\*\*

An amazing opportunity to purchase this tastefully decorated THREE DOUBLE BEDROOM detached property situated in a tucked away position at on this very popular housing development. The property has well proportioned rooms throughout and has modern decorative themes throughout with a great social dining kitchen with direct access to the garden. This house has all the modern conveniences you would expect from on a modern development. VIEWING IS ESSENTIAL to appreciate the standard of accommodation on offer.

The property's accommodation briefly comprises: entrance lobby, lounge, guest WC, fitted kitchen/diner with integrated appliances to the ground floor. To the first floor;- three bedrooms, the master having an en-suite shower room and a separate family bathroom with a modern white suite and fitted furniture. Outside there is an open-plan garden to the front with a double parking apron and a garage and a fully enclosed garden to the rear.

The location is perfect for commuters, adjacent to fantastic transport links via the A64 and ELOR (A6120) giving quick and easy access to Leeds, Wetherby and York and the motorway network. There are good public transport links just a short walk away on the main A64 York Road.

\*\*\* Call now 24 hours a day 7 days a week to arrange your viewing\*\*\*

### Entrance Hall

With a composite entry door and radiator - a good space to kick off shoes and hang up coats!

### Lounge 4.93m x 3.12m (16'2" x 10'3")

The lounge is a large light, bright room located to the front of the property with a central heating radiator, television point, double-glazed window to the front aspect and an internal door into;

### Inner Hall

With a staircase to the first floor and a central heating radiator.

### Guest WC

With a low flush WC, vanity wash hand basin, central heated radiator and extractor fan.

### Kitchen/Diner 5.74m x 2.34m (18'10" x 7'8" )

A good sized kitchen, fully fitted with a range of white gloss wall and base units with wood grain effect work surfaces over and a one and a half bowl sink with drainer and mixer tap over. Integrated appliances include an electric oven with a gas hob and stainless steel extractor hood, a fridge/freezer, washing machine and dishwasher.

The dining area has a feature wall with wall mounted t.v point and ample space for a family sized dining table and chairs. French windows grant direct access to the rear garden.

### Landing

With access to the loft space, built-in storage cupboard, double-glazed window to the side aspect and internal doors into;

### Master Bedroom 4.24m x 2.90m (13'11" x 9'6")

The master bedroom is an extremely good size double and is located to the front of the property. Laid with herringbone syle wood grain effect flooring and a feature wall with bedside pendant lighting, fitted wardrobe, a recessed television point, victorian style cast iron radiator and two double-glazed windows. An internal door opens to;

### En-Suite Shower Room 2.11m x 1.42m (6'11" x 4'8")

A three piece suite which comprises; low flush WC, vanity hand wash basin with storage below and a wall mounted mirror over plus a walk-in shower enclosure served by a thermostatic bar shower. Central heating radiator, extractor fan and a double-glazed window to the front aspect.

### Bedroom 2 3.43m x 2.67m (11'3" x 8'9")

Bedroom two is a good size double and laid with laminate flooring. Central heated radiator and a double-glazed window overlooking the rear garden along with fitted wardrobes to one wall.

### Bedroom 3 3.00m x 2.41m (9'10" x 7'11" )

A third double bedroom with fitted sliding door robes to

one wall providing hanging rails and storage. Victorian style cast iron radiator and a double-glazed window overlooking the rear garden.

### Bathroom 2.67m x 1.73m (8'9" x 5'8")

A beautifully styled bathroom with bespoke fitted furniture with granite surfaces over and modern tiling to the wet areas. A white suite comprises;- a double ended panelled bath with shower mixer tap over, a concealed cistern w.c and a hand wash basin atop vanity storage. A double-glazed window to the side elevation, a vertical modern radiator and extractor fan.

### Exterior

Externally the property offers off-street parking leading to a single integral garage, pedestrian access is granted to the side leading to a fully enclosed rear garden which offers a large decked seating area surrounded by flower beds edged with timber sleepers. The garden is not particularly overlooked and offers a good degree of privacy.

### Garage

Offering excellent additional storage and off-street parking for the property with an up and over door, power and light.

### Directions

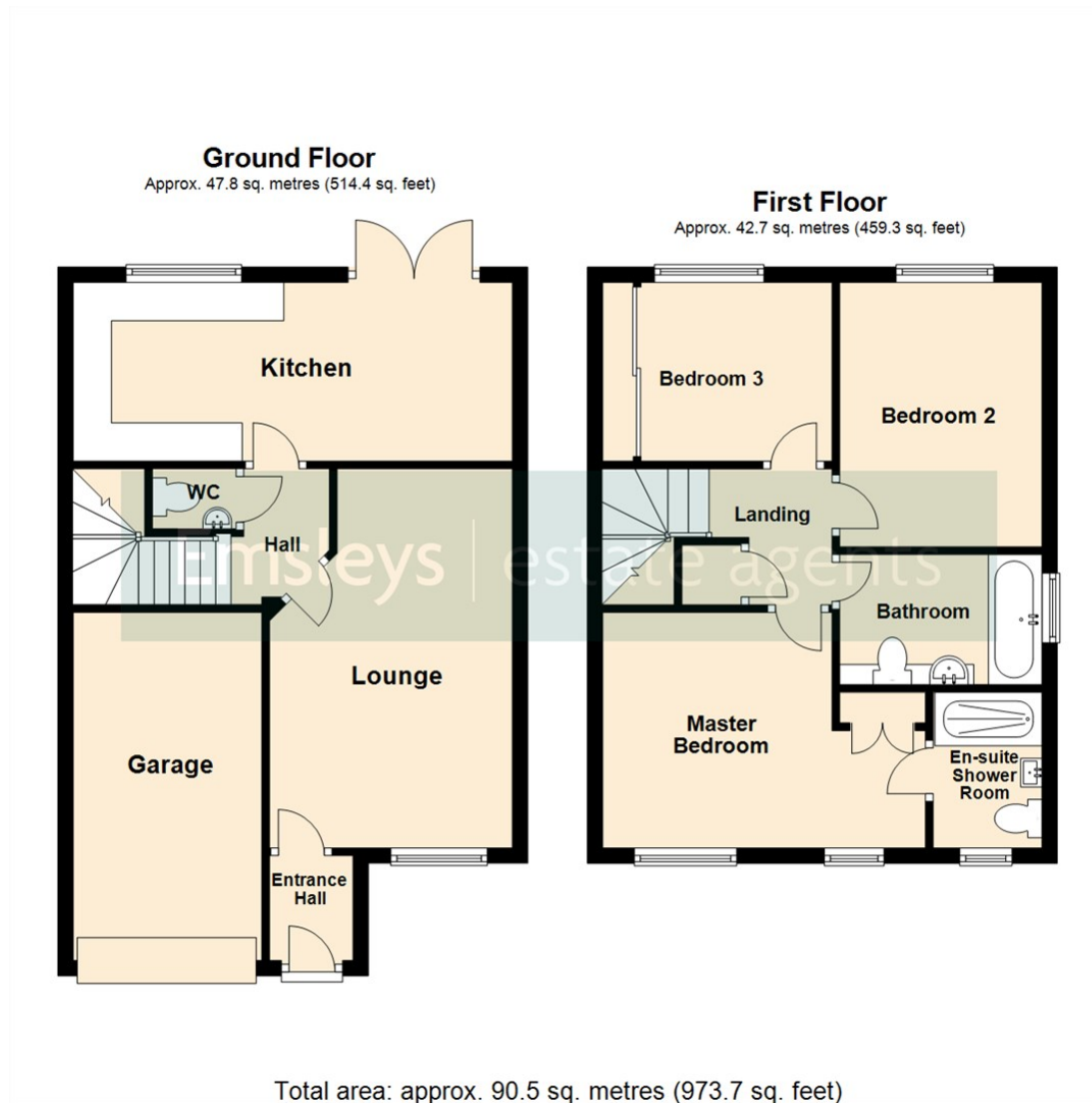
From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn right. At the roundabout, take the third exit onto Crossgates Ring Road and straight ahead at the next roundabout. At the third roundabout, turn right taking the third exit onto A64. Follow the road before turning left onto Woodlands Way. Follow Woodland Road taking the last left turn into Aspen Way then turn right into Aspen View where the property can be found on the left hand side and can be easily identified by the Emsleys 'For Sale' board.

### Agents Note

We are informed there is a community charge of payable annually or in monthly instalments for the upkeep of the communal spaces within the estate.







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.



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