



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com

**Directions**

See Mapping.



**Whincover Drive, Leeds, LS12 5JL  
 Offers In The Region Of £145,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Whincover Drive, Leeds, LS12 5JL



Semi-Detached \*\* Two Bedrooms \*\* Wet Room  
 \*\* Kitchen & Utility Room \*\* Spacious Lounge  
 \*\* Front & Rear Garden \*\* D/Glazed &  
 C/Hearted \*\* Ideal First home Or Investment  
 opportunity, Offered With No chain, In Need  
 Of Some Updating, Close To Local Amenities,  
 Schools & motorway links.

The property briefly comprises:- Access is  
 through a uPVC door into a entrance hallway  
 with under stairs storage, access to kitchen,  
 living room and first floor rooms. This property  
 has a spacious lounge with coved ceiling, two  
 picture window allowing lots of natural light to  
 flow, tiled fireplace with oak mantel, gas fire  
 and oak panelled wall with storage and  
 shelving.

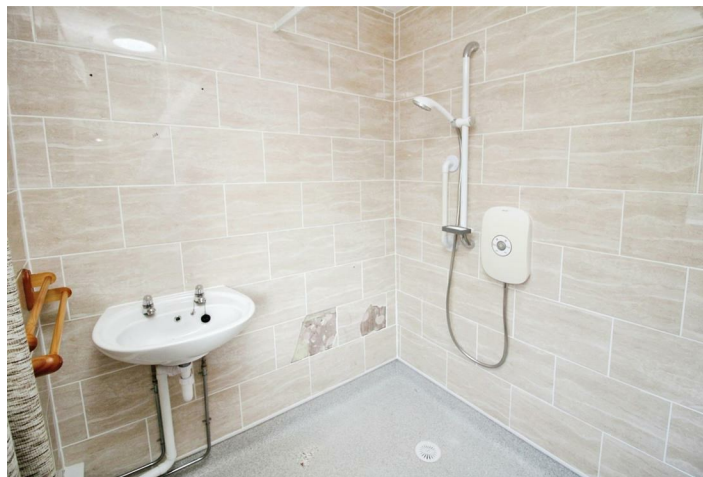
The kitchen has a range of Ivory and oak fitted  
 base and wall units, complimentary wood effect  
 worktops with stainless steel sink and ceramic  
 tiled splashbacks. Integrated oven with halogen  
 hob and extraction hood, space for  
 fridge/freezer and plumbed for washing  
 machine. Access to large utility area and side

door.

Upstairs, you will find airing storage cupboard  
 and two double bedroom with fitted wardrobes.  
 The bathroom has been converted into a wet  
 room with electric shower, hand wash pedestal  
 and W.C. Finished with ceramic tiling and  
 polyflor non slip flooring.

Outside, this property offers a garden to the  
 front, side and rear. The front garden has  
 wrought Iron gate, privet hedging, timber  
 fencing and storage shed, low maintain pea  
 gravel and rockery. The large rear garden has a  
 array of plants and tree's with timber boundary  
 fencing. Open views to rear.

Don't miss the opportunity to make this lovely  
 house your new home.



**Train**  
 your text here



**Primary School**  
 your text here



**Secondary School**  
 your text here

Fixtures & fittings Ideal First Home Or Investment Property.....  Rating authority Borough Council Tax Band	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.  Tenure Freehold
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