



15 WHINMOOR COURT
LEEDS, LS14 1NX

£550,000
FREEHOLD

Are you searching for a new family home in a fantastic location? Book your viewing now!

MONROE

SELLERS OF THE FINEST HOMES

15 WHINMOOR COURT

- Detached Family Home • Open Plan Kitchen/Diner • Four Bedrooms • Two Bathrooms • Close to Fantastic Amenities • Garage & Driveway • Modern Throughout • Excellent Travel Links • Great Access To Schools • Countryside Walks



15 Whinmoor Court is a wonderfully spacious family home situated just off Wetherby Road, offering ample space for the family. It is conveniently located close to Shadwell and Thorner, and is only four miles from Leeds.

You enter into a spacious entrance hallway leading to a formal living room that is bright and light, with a big bay window. The open-plan bespoke modern kitchen diner boasts built-in appliances, a breakfast bar, and bi-folding doors leading to the beautiful back garden.

The downstairs area also includes a guest toilet and a garage.

Upstairs, the property features a primary suite with fitted furniture, a modern en suite with his and her sinks, and a Juliette balcony.

A further two double bedrooms with fitted furniture, a single bedroom or home office, and a modern family bathroom with a freestanding bath and separate shower.

Outside offers a spacious driveway and landscaped front garden. The rear features a private garden with a patio area and an electric awning.

This home is fully move-in ready and features bright, spacious living areas.

ENVIRONS

Whinmoor Court is located on a popular development to the east of Leeds. This very convenient location is just a few minutes from the M1 and A1, and also offers superb local connectivity via the new East Leeds Orbital Road. There are fantastic local attractions close by, including Temple Newsam House, a selection of schools for all ages, local parks, and an excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park.

REASONS TO BUY

- Beautifully Presented Throughout
- Great Connectivity
- Superb Amenities Close By
- Three double bedrooms and a single
- Kitchen Diner
- Spacious Lounge with Bay Window
- Driveway with Garage
- Garage with Electric Door
- Lovely Garden & Patio

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

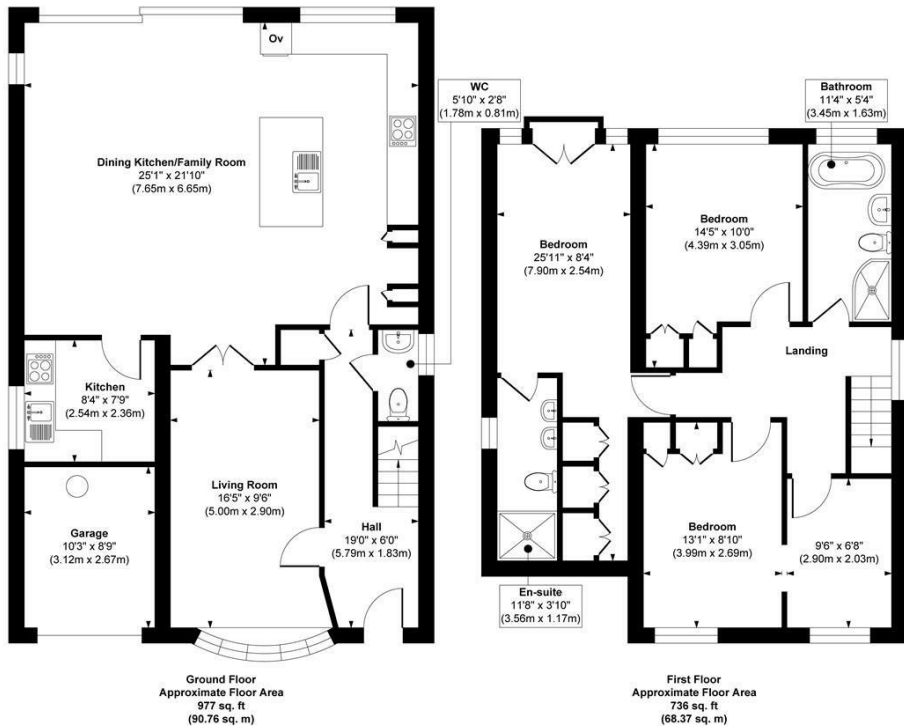
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

15 WHINMOOR COURT





Approx. Gross Internal Floor Area 1713 sq. ft / 159.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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