



7 Whingate Close Leeds



3 Bedroom House - Townhouse £185,000

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GROUND FLOOR:

Entrance Porch:

A double glazed porch, access to a large storage cupboard, part glazed door through to the hallway

Hallway:



Central heating radiator, stairs rising to the first floor

Cloakroom / WC:



A modern white suite comprising of a low flush WC and a wash basin

Dining Living Room:



Double glazed patio doors opening onto the rear garden, double glazed window, a fireplace and hearth, coal effect gas fire, central heating radiator, ample space for a dining table and chairs

Breakfast Fitted Kitchen:



Double glazed window, a modern range of recently fitted wall, drawer & base units, work surfaces, an inset sink, a range of integral kitchen appliances (fridge / freezer, electric oven / grill, gas hob, extractor hood), plumbing for an automatic washing machine (the automatic washing machine may be included subject to offer)

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to a loft space

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern recently fitted white suite comprising of a a panelled shower bath with a glazed side screen and shower mixer taps, wash basin set into a vanity unit, low flush WC, modern tiling, ladder style central heating radiator / towel warmer.

TO THE OUTSIDE:

Gardens Front & Rear:




The rear garden is enclosed. The front garden has a path leading to the front door, a lawn, planted beds and a paved seating area.

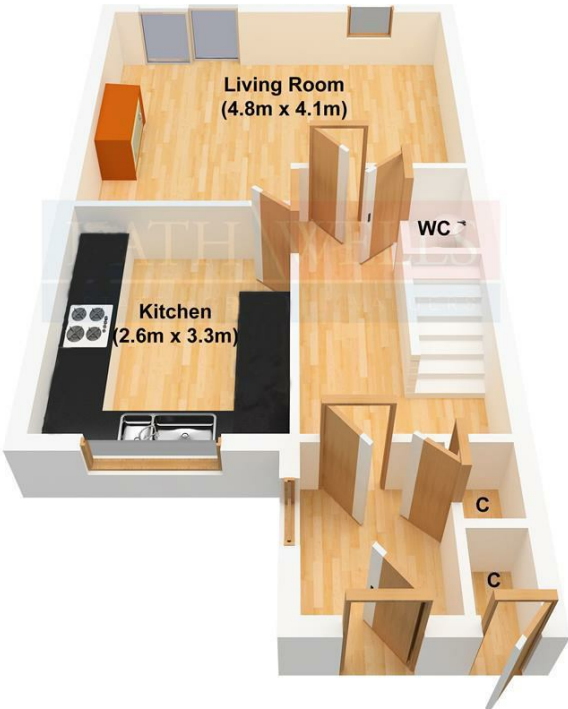
EPC LINK:

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: toc

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

Ground Floor



First Floor

