



587 Whitehall Road Leeds



3 Bedroom House - Semi-Detached £325,000

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587 Whitehall Road, New Farnley, Leeds, West Yorkshire, LS12 6HA

GROUND FLOOR:

Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor, under-stairs storage cupboard, laminated flooring, central heating radiator

Living Room:



Double glazed bay window, a modern inset fireplace, central heating radiator, ceiling coving, & rose, television point with connections for Sky

Extended Dining Room / Sitting Room:



Double glazed patio doors opening onto the rear garden, central heating radiator, ample space for sitting room and dining room furniture

Breakfast Kitchen:



Double glazed windows, a part glazed external stable door giving access to the garden, a range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset 1 1/4 bowl sink and drainer, glazed display cabinets, built under electric double oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine, space for an American style fridge / freezer, inset ceiling lights, integral dishwasher, central heating radiator

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to the loft space

Bedroom One:



Double glazed window, a range of fitted wardrobes and bedside cabinets, television point, central heating radiator, access to the dressing room

Dressing Room:



A range of fitted wardrobes and storage, access to the en-suite shower room

En-suite Shower Room / WC:



A glazed shower cubicle with a shower, wash basin and low flush WC set into a vanity unit, ladder style central heating radiator / towel warmer

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes / storage

Bedroom Three:

Double glazed window, central heating radiator, a range of fitted wardrobes & bedroom furniture

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath, wash basin set into a vanity unit, low flush WC, glazed shower cubicle with shower, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



This property benefits from having large gardens to the front and rear. The rear garden backs onto farmland and has paved and low maintenance seating areas, an ornamental garden pond, planted beds containing a variety of ornamental shrubs, a greenhouse, a garden shed, outside tap and external lighting. The front garden has a lawn, low maintenance and paved areas, and ornamental planting.

Off Street Parking & Single Garage:



A block paved driveway provides useful off street parking for several family cars and access to a single detached garage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3409-2285-3002-0297-7706>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

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

Floor Plan

Ground Floor



First Floor

