



17 Woodlands Way

Whinmoor, Leeds, LS14 2EY

Offers In The Region Of £229,995



A modern THREE BEDROOM SEMI DETACHED property with accommodation over THREE FLOORS. This property was recently built, is located in a popular residential area and benefits from having OPEN PLAN LIVING to the ground floor, two first floor bedrooms and a master bedroom to the second floor. This property would make an ideal buy for a FIRST TIME BUYER or a young family and early internal viewing is highly recommended to avoid disappointment.

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, an OPEN PLAN LIVING AREA. The LIVING ROOM has doors opening onto the rear garden and ample space for a range of furniture, the FITTED BREAKFAST KITCHEN has a good range of fitted cabinets, a breakfast bar and a range of INTEGRAL KITCHEN APPLIANCES. A UTILITY ROOM (could be converted back to a WC / Cloakroom) has plumbing for an automatic washing machine.

To the first floor there is a DOUBLE BEDROOM, a further SINGLE BEDROOM / HOME OFFICE / STUDY, and a BATHROOM / WC with a modern white suite and a shower above the bath. The MASTER DOUBLE BEDROOM is located on the second floor. This room is a good size and has ample space for a range of bedroom furniture.



GROUND FLOOR:

Hallway:

Access via a front entrance door, central heating radiator, stairs rising to the first floor

Open Plan Living / Breakfast / Kitchen Area:

An open plan living area with ample space for living room furniture, and a fitted breakfast kitchen

Living Room:

Double glazed French doors opening onto the rear garden,, central heating radiator, laminated flooring, television point, ample space for a range of living room furniture, open plan to the breakfast kitchen

Fitted Breakfast Kitchen:

Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, a range of integral kitchen appliances (built under electric oven / grill, four burner gas hob, extractor hood, fridge / freezer, dishwasher), laminated flooring, stainless steel sink and drainer

Cloakroom / Utility Area:

Originally built as a guest cloakroom / WC but now used as a utility area with plumbing for an automatic washing machine. The plumbing for a WC remains in situ and this room could be easily converted back to its original purpose

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom Two:

Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Home Office / Study / Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and a plumbed shower above, wash basin, low flush WC, central heating radiator, modern tiling

SECOND FLOOR:

Landing:

Access to the second floor accommodation, storage cupboards

Bedroom One:

Double glazed Velux windows, a good sized room with ample space for a range of bedroom furniture, central heating radiator

TO THE OUTSIDE:

Gardens:

The front garden is mainly open plan and has an outside tap. The rear garden is a good size, enclosed by fencing and benefits from having a sunny aspect, a lawn, planted beds, a paved patio / seating area.

Off Street Parking / Driveway:

A block paved driveway and hardstanding provides useful off street parking for four family sized cars. There is allocated visitor parking close to the property

EPC Link:

tba

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: tba

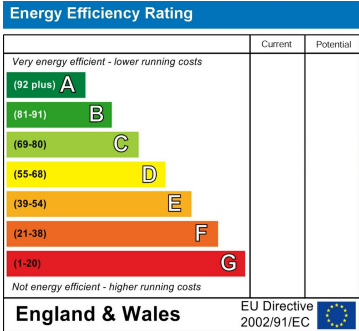
Area Map



Floor Plans



Energy Efficiency Graph



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