

**46 Whincover Drive
Leeds**



**2 Bedroom House - Semi-Detached
£170,000**

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46 Whincover Drive, Leeds, West Yorkshire, LS12 5JT

GROUND FLOOR:

Hallway:



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

Living Room & Dining Area:



Double glazed windows to two elevations, a fireplace and hearth with an electric fire, television point, central heating radiators, ample space for living room and dining room furniture

Fitted Kitchen:



Double glazed window, a part glazed external door giving access to the garden, a modern range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (built under electric oven / grill, electric hob, extractor hood, automatic washing machine, fridge / freezer), an inset sink and drainer, under-stairs storage cupboard / pantry

FIRST FLOOR:

Landing:

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

Bedroom One:



Double glazed windows, central heating radiator, a range of fitted wardrobes / bedroom furniture, large storage cupboard

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:




The property benefits from having gardens to three sides. The front and side gardens are enclosed by a hedge and have lawns and planted beds. The rear garden is enclosed by a lawn and a hedge and is mainly laid to lawn with some planting and a patio / seating area. There is a brick built storage shed to the side of the property.

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6101-0205-3002-0225-7906>

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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  | |

Ground Floor



First Floor

