

99 Whincover Road Leeds



2 Bedroom House - Semi-Detached £140,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

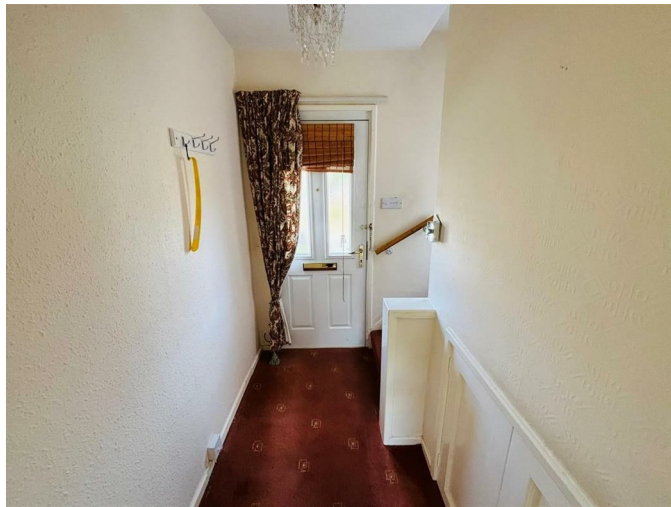
Web Site
www.kathwells.com

email
sales@kathwells.com

99 Whincover Road, Farnley, Leeds, West Yorkshire, LS12 5JY

GROUND FLOOR:

Hallway:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, under-stairs storage cupboard

Living Room & Dining Area:



Double glazed windows to two aspects, a fireplace and hearth with a gas fire, television point, central heating radiators, ample space for a range of living room and dining room furniture

Fitted Kitchen:



Double glazed window, a part glazed external door giving access to the side of the property, a range of wall, drawer & base cabinets, work surfaces, an inset stainless steel sink and drainer, gas hob, space for an oven / cooker, space for a fridge / freezer, plumbing for an automatic washing machine, built-in storage

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, storage cupboard

Bedroom One:



Double glazed windows, central heating radiator, wardrobes

Bedroom Two:



Double glazed window, central heating radiator

Bathroom:



Double glazed window, a panelled bath with a shower above, wash basin

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:



Gardens:



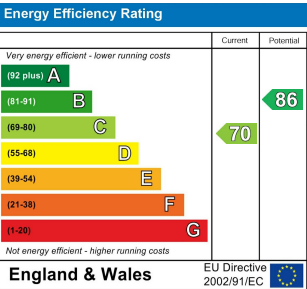
The front garden is mainly low maintenance with some planting and hedge borders. The rear garden is a good size, backs onto farmland and has a lawn, a variety of planting and paved seating areas

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1603-1225-3002-0206-7206>

Council Tax Band & EPC Rating:

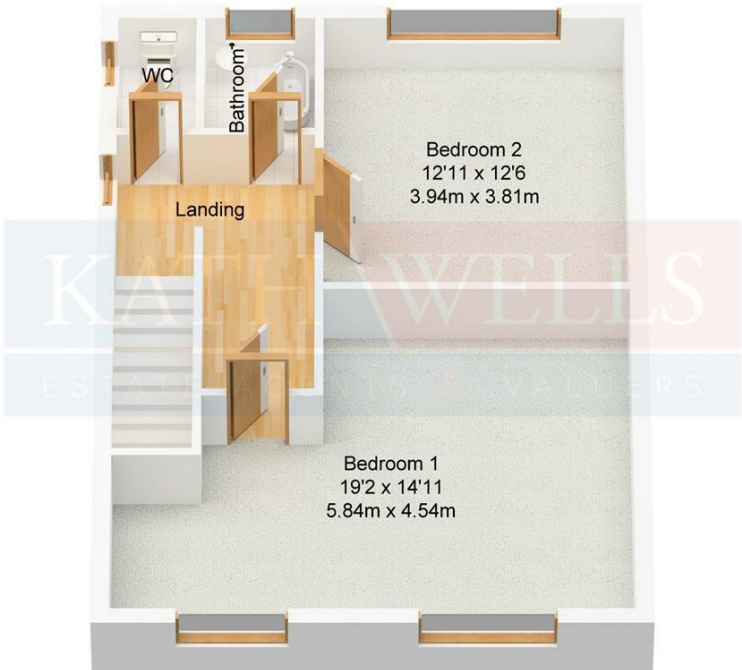
Council Tax Band: A / EPC Rating: C



Floor Plan



Ground Floor
Approx. 44.00 sqm.
(474.00 sqft.)



First Floor
Approx. 44.00 sqm.
(474.00 sqft.)