



Beech Way,Whinmoor Leeds LS14 2FN



welcome to
Beech Way, Whinmoor Leeds

William H Brown are proud to present to the market this BEAUTIFUL four bedroom DETACHED house for SALE NOW with garage, conservatory and driveway for off-street parking. Viewings are highly recommended to appreciate this well maintained property, call us NOW on 0113 260 0945 to book a viewing.





Entrance Hallway

12' 1" x 8' 8" (3.68m x 2.64m)

Dining Room

9' 4" x 7' 6" (2.84m x 2.29m)

Bedroom Four

10' 8" x 7' 9" (3.25m x 2.36m)

Downstairs W/C

Family Bathroom

Kitchen

17' 7" x 7' 7" (5.36m x 2.31m)

Lounge

15' 2" x 11' 1" (4.62m x 3.38m)

Conservatory

20' 6" x 9' 5" (6.25m x 2.87m)

Landing

Master Bedroom With En-Suite

14' 5" x 13' 2" (4.39m x 4.01m)

Bedroom Two

14' 2" x 8' 6" (4.32m x 2.59m)

Bedroom Three

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- GUIDE PRICE £400,000-£425,000
- DETACHED HOUSE
- FOUR BEDROOMS; ONE EN-SUITE
- CONSERVATORY
- GARAGE

Tenure: Freehold EPC Rating: B

£400,000



view this property online williamhbrown.co.uk/Property/CGT109599

Please note the marker reflects the postcode not the actual property



Property Ref:
CGT109599 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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