



**Sycamore Avenue, Whinmoor Leeds LS14 2EX**

**welcome to**

**Sycamore Avenue, Whinmoor Leeds**

\*\*\*GUIDE PRICE £390,000-£400,000\*\*\* William H Brown are proud to present to the market this FOUR bedroom; TWO EN-SUITES and ONE HOUSE BATHROOM DETACHED house for sale with UTILITY ROOM, DRIVE WAY and GARAGE for OFF-STREET parking. Call us now on 0113 260 0945 to arrange viewing!



This beautiful and modernised family home on a popular development boasts stylish, contemporary interiors and is beautifully presented.

This property comprises in brief on the ground floor a welcoming entrance hall way giving access to the lounge, kitchen/diner, utility room, guest W/C and staircase to the first floor. To the first floor there is a landing leading to three bedrooms; one en-suite, family bathroom and staircase to the second floor. To the second floor there is the master bedroom with an en-suite. This property has special features such as chrome plug sockets, TV aerial points in all rooms, towel radiators in all bathrooms, controlled central heating with thermostat for all floors, garage with power and electric garage door. Externally, this property benefits from off-street parking for multiple cars having a driveway and garage to the side, steps and ramp to the front of the property to the front door. To the rear there is a low maintenance landscaped garden which is part lawn and part flagged; perfect patio area for summertime entertaining.

Situated on a popular development to the East of Leeds. This very convenient location is just a few minutes from the M1 and A1, and equally offers superb local connectivity via the new East Leeds Orbital Road. Fantastic local attractions close by including Temple Newsam House, a selection of schools for all ages, local parks, excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park.



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## Ground Floor

### Entrance Hall

### Lounge

12' 11" x 12' 2" ( 3.94m x 3.71m )

### Kitchen/Diner

18' 1" x 9' 4" ( 5.51m x 2.84m )

### Utility Room

7' 8" x 5' 4" ( 2.34m x 1.63m )

### Guest W/C

## First Floor

### Bedroom Two; En-Suite

12' 11" x 10' 8" ( 3.94m x 3.25m )

### Bedroom Three

9' 6" x 9' 6" ( 2.90m x 2.90m )

### Bedroom Four

9' 6" x 8' 3" ( 2.90m x 2.51m )

### Bathroom

9' 6" x 8' 3" ( 2.90m x 2.51m )

## Second Floor

### Bedroom One; En-Suite

11' 4" x 15' 10" ( 3.45m x 4.83m )





welcome to

## Sycamore Avenue, Whinmoor Leeds

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- ONE HOUSE BATHROOM AND TWO EN-SUITES
- KITCHEN/DINER, LOUNGE, UTILITY ROOM, GUEST W/C
- OFF-STREET PARKING; DRIVE WAY AND GARAGE

Tenure: Freehold EPC Rating: B

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109852 - 0006

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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