



**Whinmoor Way, Leeds LS14 5NJ**



**welcome to**

**Whinmoor Way, Leeds**

William H Brown is proud to present to the market this THREE bedroom DETACHED CORNER PLOT house for sale now. This stunning property is situated in a newly developed location, and benefits from a DRIVEWAY and GARAGE, GARDENS to the side and rear, TWO receptions, GUEST W/C, TWO BATHROOMS.



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This detached home is in good condition and is ideal for families and couples looking for a comfortable and stylish living space. This property comprises on the ground floor; welcoming entrance hall giving access to the kitchen, lounge, dining room, lounge, guest W/C, storage cupboard and staircase rising to the first floor, To the first floor there is a landing leading to three bedrooms; one en-suite and the house bathroom. Externally, this property benefits from a driveway and garage providing off-street parking. Additionally, there is low maintenance gardens to the side and rear.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

**Entrance Hall**

**Lounge**

**Kitchen**

**Dining Room**

**Guest W/C**

**Bedroom One- En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bathroom**



**view this property online** [williamhbrown.co.uk/Property/CGT110115](http://williamhbrown.co.uk/Property/CGT110115)



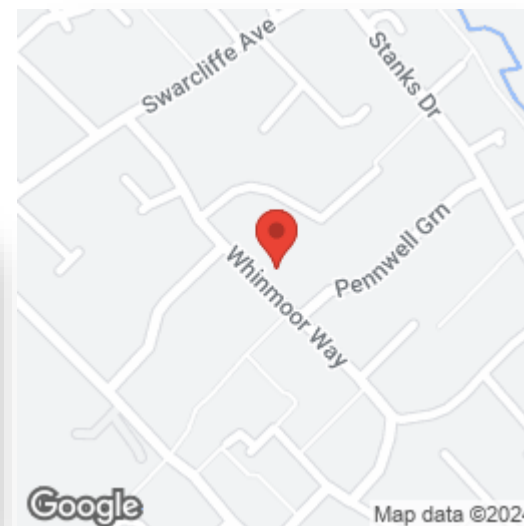
welcome to

## Whinmoor Way, Leeds

- DETACHED HOUSE; CORNER PLOT
- THREE BEDROOMS; ONE EN-SUITE
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- TWO RECEPTION ROOMS; GUEST W/C
- GARDENS TO THE SIDE AND REAR

Tenure: Freehold EPC Rating: C

# £255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110115 - 0004

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



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