



**Whinmoor Crescent, Leeds LS14 1EQ**



***welcome to***

**Whinmoor Crescent, Leeds**

\*\*\*GUIDE PRICE £300,000-£325,000\*\*\*William H Brown is proud to present to the market this FOUR bedroom SEMI-DETACHED dormer BUNGALOW. This bungalow benefits from TWO RECEPTION ROOMS, EN-SUITE, FRONT AND REAR GARDENS, DRIVEWAY AND GARAGE. Viewings are highly recommended, call us now on 0113 260 0945.





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This property comprises in brief on the ground floor; entrance porch to the entrance hall which gives access to the kitchen, lounge, dining room, bedroom two, shower room and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms; one en-suite. Externally, this property benefits from front and rear low maintenance gardens. Additionally, to the front there is a large driveway and garage providing off-street parking.

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

12' 6" x 16' 5" ( 3.81m x 5.00m )

### Kitchen

10' 7" x 9' 4" ( 3.23m x 2.84m )

### Dining Room

11' x 7' 8" ( 3.35m x 2.34m )

### Bedroom Two

11' 8" x 11' 1" ( 3.56m x 3.38m )

## Shower Room

## First Floor

### Bedroom One; En-Suite

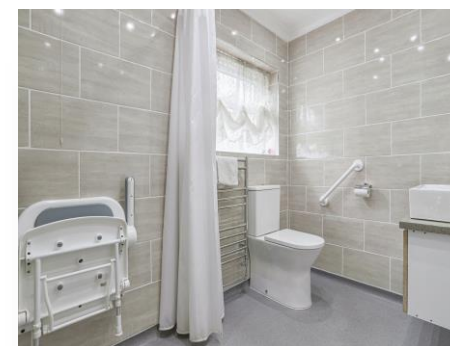
14' 3" x 10' 8" ( 4.34m x 3.25m )

### Bedroom Three

7' 5" x 12' 5" ( 2.26m x 3.78m )

### Bedroom Four

5' 9" x 11' 2" ( 1.75m x 3.40m )



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## Whinmoor Crescent, Leeds

- \*\*\*GUIDE PRICE £300,000-£325,000\*\*\*
- SEMI-DETACHED DORMER BUNGALOW
- FOUR BEDROOMS; ONE EN-SUITE
- TWO RECEPTION ROOMS
- FIRST FLOOR VERSATILE ROOM

Tenure: Freehold EPC Rating: C

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110174 - 0003

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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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