



Whinmoor Crescent, Leeds LS14 1EG



welcome to

Whinmoor Crescent, Leeds

William H Brown is proud to present to the market this FOUR bedroom SEMI-DETACHED dormer BUNGALOW for sale now. This lovely property benefits from TWO RECEPTION ROOMS, SHOWER ROOM, BATHROOM, FRONT and REAR GARDENS, DRIVEWAY AND GARAGE. Viewings are highly recommended, call us on 0113 260 0945.



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This bungalow comprises on the ground floor; welcoming entrance hall giving access to the kitchen, lounge, dining room, conservatory, bedroom one, shower room and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the bathroom. Externally, to the front there is garden, driveway and garage providing off-street parking. To the rear there is a fully enclosed garden.

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

Kitchen

9' 3" x 10' 4" (2.82m x 3.15m)

Lounge

12' 5" x 16' 7" (3.78m x 5.05m)

Dining Room

11' x 7' 6" (3.35m x 2.29m)

Convervatory

11' 2" x 9' 7" (3.40m x 2.92m)

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

Shower Room

First Floor

Bedroom Two

12' 4" x 8' 5" (3.76m x 2.57m)

Bedroom Three

9' 5" x 11' 5" (2.87m x 3.48m)

Bedroom Four

11' x 6' 5" (3.35m x 1.96m)

Bathroom



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Whinmoor Crescent, Leeds

- SEMI-DETACHED DORMER BUNGALOW
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM AND BATHROOM
- TWO RECEPTIONS; LOUNGE AND DINING ROOM
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110232 - 0005

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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