



Sycamore Avenue, Whinmoor Leeds LS14 2EX



welcome to

Sycamore Avenue, Whinmoor Leeds

William H Brown is proud to present to the market this BEAUTIFUL THREE bedroom SEMI-DETACHED house which is RENOVATED to HIGH STANDARDS throughout. Perfect for growing families looking to UP-SIZE into their forever family home. Viewings are highly recommended, call us now on 0113 260 0945.



William H Brown is proud to present to the market this BEAUTIFUL THREE bedroom SEMI-DETACHED house which is RENOVATED to HIGH STANDARDS throughout. Perfect for growing families looking to UP-SIZE into their forever family home. Viewings are highly recommended, call us now on 0113 260 0945.

This property comprises in brief; welcoming entrance hall giving access to the open plan kitchen and dining room, lounge with patio doors to the rear garden, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to two good size bedrooms, bathroom and staircase rising to the second floor. To the second floor there is the master bedroom with en-suite. Externally, to the front there is a shared lawn area and driveway providing off-street parking. Additionally, to the rear there is a fully enclosed low maintenance garden with patio area; perfect for summertime entertaining.

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.

Ground Floor

Kitchen/Diner

10' 5" x 17' 2" (3.17m x 5.23m)

Lounge

11' 4" x 13' 9" (3.45m x 4.19m)

Guest W/C

First Floor

Bedroom Two

11' x 11' 4" (3.35m x 3.45m)

Bedroom Three

7' 1" x 10' 7" (2.16m x 3.23m)

Bathroom

Second Floor

Bedroom One; En-Suite

18' 4" x 10' 5" (5.59m x 3.17m)



view this property online williamhbrown.co.uk/Property/CGT110219



welcome to

Sycamore Avenue, Whinmoor Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS; ONE EN-SUITE
- THREE FLOORS
- OPEN PLAN KITCHEN AND DINING ROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaiting

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/CGT110219](https://www.williambrown.co.uk/Property/CGT110219)



Property Ref:
CGT110219 - 0002

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.



william h brown



0113 260 0945



Crossgates@williambrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williambrown.co.uk](https://www.williambrown.co.uk)