



Whinmoor Way, Leeds LS14 5LU



welcome to

Whinmoor Way, Leeds

William H Brown is proud to present to the market this beautiful THREE bedroom SEMI-DETACHED house with front and rear GARDENS and DRIVEWAY and GARAGE for OFF-STREET parking. This house is the perfect family home with being ready to move in without renovations. Call us now on 0113 260 0945.



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This property benefits in brief on the ground floor; lounge, kitchen, guest W/C and staircase rising to the first floor. To the first floor there is landing leading to three bedrooms and the family bathroom. Externally, this property benefits from a lawn garden to the front, driveway and garage with power providing off-street parking. Additionally, to the rear there is a low maintenance garden which is part lawn and part flagged creating a lovely patio area 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.

Lounge

11' 9" MAX x 15' 9" MAX (3.58m MAX x 4.80m MAX)

Kitchen

9' 2" MAX x 11' 9" MAX (2.79m MAX x 3.58m MAX)

Guest W/C

Bedroom One

20' MAX x 8' 5" MAX (6.10m MAX x 2.57m MAX)

Bedroom Two

10' MAX x 11' 9" MAX (3.05m MAX x 3.58m MAX)

Bedroom Three

11' 9" MAX x 9' 4" MAX (3.58m MAX x 2.84m MAX)

Bathroom



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Whinmoor Way, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- GUEST W/C
- FRONT AND REAR GARDENS
- OFF-STREET PARING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110806



Property Ref:
CGT110806 - 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.



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