









welcome to

Aspen View, Whinmoor Leeds

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Step into a welcoming hallway that provides access to a spacious lounge at the front and a modern open-plan kitchen/dining room at the rear. A convenient W.C. is located off the hall. Upstairs features four well-proportioned bedrooms, including a master bedroom with en-suite potential. A family bathroom serves the remaining bedrooms, and a linen cupboard offers additional storage off the central landing.

Ground Floor

Lounge

11' MAX x 13' 9" MAX (3.35m MAX x 4.19m MAX)

Kitchen/Dining Room

10' 2" MAX x 23' 11" MAX (3.10m MAX x 7.29m MAX)

Guest W/C

First Floor

Bedroom One; En-Suite

12' 2" MAX x 12' 4" MAX (3.71m MAX x 3.76m MAX)

Bedroom Two

11' 7" MAX x 11' 2" MAX (3.53m MAX x 3.40m MAX)

Bedroom Three

8' 2" MAX x 8' 3" MAX (2.49m MAX x 2.51m MAX)

Bedroom Four

9' 2" MAX x 8' 7" MAX (2.79m MAX x 2.62m MAX)

Bathroom











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- NO CHAIN
- DETACHED FOUR-BEDROOM FAMILY HOME
- PRIVATE REAR GARDEN
- SPACIOUS OPEN-PLAN KITCHEN AND DINING AREA
- MASTER BEDROOM WITH EN-SUITE

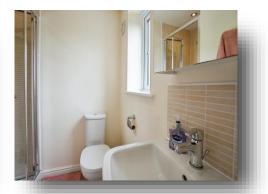
Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

£350,000







Birchfields Cres

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110967



Property Ref: CGT110967 - 0009 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.



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