



**Westwinn View, Leeds LS14 2HY**



***welcome to***

**Westwinn View, Leeds**

Set back from the main road, this generously sized property offers well-balanced accommodation and sits on a substantial plot. With renovation potential throughout, it presents an exciting opportunity for buyers seeking to create their forever home.



Tucked away from the main road, this spacious property sits on a generous plot and offers well-proportioned accommodation throughout. On the ground floor, you'll find an entrance porch with access to the front and a door leading into the lounge. To the rear of the property is the kitchen

The property includes two bedrooms, with the main bedroom being a spacious double located at the front and the house bathroom. With windows on three sides of the property, east, south, west, it benefits from the sun throughout the day creating a bright and open space throughout.

Externally, the front of the property boasts a large open-plan lawned garden with a pathway leading to the entrance. A shared driveway to the side offers off-street parking and leads to a single garage with an up-and-over door. The rear garden enjoys a good level of privacy and features a well-maintained lawn, mature planted borders, and a flagged patio area—ideal for gardening enthusiasts or relaxing outdoors during the warmer months.

## Ground Floor

### Lounge

14' 7" MAX x 11' 5" MAX ( 4.45m MAX x 3.48m MAX )

### Kitchen

8' 4" MAX x 7' 2" MAX ( 2.54m MAX x 2.18m MAX )

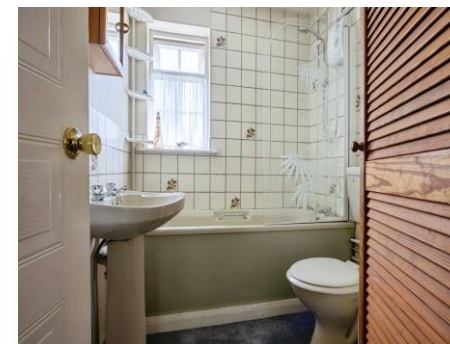
### Bedroom One

11' 6" MAX x 9' 5" MAX ( 3.51m MAX x 2.87m MAX )

### Bedroom Two

10' 5" MAX x 6' 6" MAX ( 3.17m MAX x 1.98m MAX )

## Bathroom



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## welcome to Westwinn View, Leeds

- GUIDE PRICE £190,000-£200,000
- SEMI-DETACHED BUNGALOW; SITUATED ON A GENEROUS PLOT
- TWO BEDROOMS
- GARDENS TO THE FRONT/ SIDE AND REAR
- PERFECT FOR THOSE LOOKING TO DOWNSIZE

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price  
**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110761 - 0011

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