



Yew Road, Whinmoor Leeds LS14 2FD



welcome to

Yew Road, Whinmoor Leeds

This beautifully presented semi-detached house offers four generous bedrooms, including a master with en-suite. The open-plan lounge/diner creates a bright and welcoming living space, perfect for entertaining. Enjoy the convenience of off-street parking and a private, enclosed rear garden.



The ground floor opens into a welcoming hall, with access to a contemporary kitchen on one side and a generous open-plan lounge/diner on the other, perfect for entertaining or relaxing. A convenient W.C. is located adjacent to the kitchen. Upstairs on the first floor, there are three bedrooms—two doubles and one single—alongside a family bathroom. The top floor is dedicated to the master bedroom, complete with its own en-suite, providing a private retreat.

Ground Floor

Kitchen

11' 3" MAX x 10' 8" MAX (3.43m MAX x 3.25m MAX)

Lounge/Diner

16' MAX x 13' 6" MAX (4.88m MAX x 4.11m MAX)

Guest W/C



First Floor

Bedroom Two

9' 9" MAX x 10' 11" MAX (2.97m MAX x 3.33m MAX)

Bedroom Three

10' 7" MAX x 9' 4" MAX (3.23m MAX x 2.84m MAX)

Bedroom Four

10' 11" MAX x 5' 10" MAX (3.33m MAX x 1.78m MAX)

Bathroom



Second Floor

Bedroom One; En-Suite

21' 7" MAX x 12' 6" MAX (6.58m MAX x 3.81m MAX)



view this property online williamhbrown.co.uk/Property/CGT111036



welcome to

Yew Road, Whinmoor Leeds

- GUIDE PRICE £320,000-£330,000
- THREE-STOREY SEMI-DETACHED FAMILY HOME;
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE ON TOP FLOOR
- OPEN-PLAN LOUNGE/DINER
- MODERN KITCHEN WITH ADJACENT W.C

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£320,000



view this property online williamhbrown.co.uk/Property/CGT111036

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.



Property Ref:
CGT111036 - 0004

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@williamhbrown.co.uk



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



williamhbrown.co.uk