



42 Whinmoor Court, Whinmoor, Leeds, LS14 1NX

£365,000

Prominently located with a front aspect facing down Whinmoor Court, this is a most attractive four bedroom detached family house with well-presented interiors, modern open dining kitchen and double width garage. uPVC double glazing, gas central heating system, EPC rating D.

Accommodation includes reception hall, through lounge, open plan kitchen, rear porch, ground floor WC, conservatory. First floor landing, four bedrooms, white bathroom suite. Driveway for off-street parking, double width garage, gardens to the front and rear.

The property is well-located at Wellington Hill with swift access onto the new East Leeds Orbital Route leading to the M1 and A1 motorways, and is highly convenient for travel into Leeds city centre and Wetherby. Good primary schools are nearby.

GROUND FLOOR

uPVC double glazed door into

HALL

Turned staircase leading up to the first floor

THROUGH LOUNGE

21'7" x 11'1" max (6.6 x 3.4 max)



uPVC double glazed bay window to the front, central heating radiator, inset ceiling lighting

THROUGH LOUNGE



OPEN PLAN DINING KITCHEN

21'7" x 9'10" max (6.6 x 3.0 max)



Comprising

KITCHEN ZONE



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, integrated dishwasher, washing machine, multi-ring gas range cooker, uPVC double glazed window, central heating radiator

DINING ZONE



uPVC double glazed window to the front, central heating radiator, inset store cupboard



OPEN PLAN DINING KITCHEN



GROUND FLOOR WC

4'11" x 3'11" max (1.5 x 1.2 max)



OPEN PLAN DINING KITCHEN



Low WC, vanity wash basin

CONSERVATORY

11'9" x 5'2" (3.6 x 1.6)



OPEN PLAN DINING KITCHEN



uPVC double glazed windows to three sides, double doors leading out to the rear garden

FIRST FLOOR

LANDING

REAR PORCH

5'10" x 2'11" (1.8 x 0.9)

uPVC double glazed door leading out to the conservatory



BEDROOM 1

12'1" x 12'9" max (3.7 x 3.9 max)



uPVC double glazed window, central heating radiator

BEDROOM 4

5'10" x 9'2" (1.8 x 2.8)



uPVC double glazed window, central heating radiator

BEDROOM 2

12'1" x 11'5" max (3.7 x 3.5 max)



uPVC double glazed window, central heating radiator, pull down loft ladder to boarded loft

BATHROOM

8'10" x 5'6" (2.7 x 1.7)



Panelled bath with rainfall shower, low WC, pedestal wash basin, part ceramic tiled walls, heated towel rail, two uPVC double glazed windows

BEDROOM 3

9'2" x 8'10" (2.8 x 2.7)



uPVC double glazed window, central heating radiator

OUTSIDE



Long driveway leading to the rear, enclosed lawned garden to the front. Enclosed garden with artificial lawn and stocked border to the rear



DOUBLE WIDTH GARAGE

With up and over door

OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

From Wetherby Road turn onto Red Hall Lane, Whinmoor Gardens and then Whinmoor Court

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

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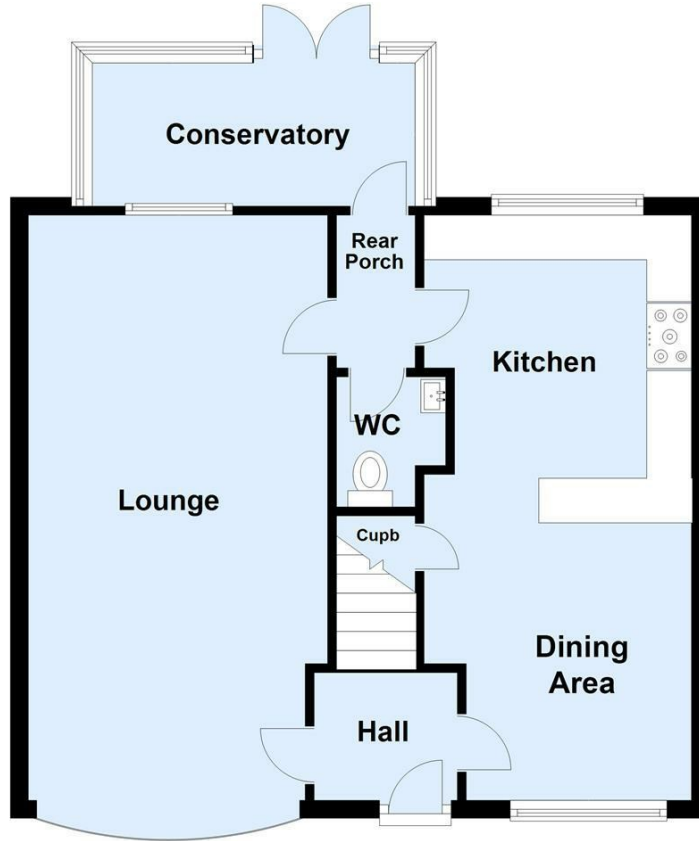
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.4 sq. feet)

