







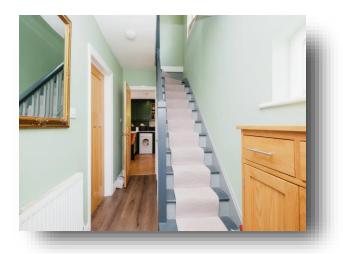


welcome to

Wyncliffe Gardens, Leeds

A three bedroom semi detached house, nicely presented throughout with a newly fitted kitchen and bathroom. The property also benefits from off street parking and a private rear garden. In a great location this is a great property that will appeal to a wide range of buyers.













Entrance Hall

Enter from the front into the hallway with laminate flooring, understairs storage cupboard and stairs leading up to the first floor.

Lounge

12' 7" x 12' 4" (3.84m x 3.76m)

A bright and airy room, freshly decorated and having a fitted carpet, glazed doors leading to the dining room, radiator and a uPVC double glazed bay window to the front with shutter blinds.

Kitchen/Diner

23' 2" x 13' 1" (7.06m x 3.99m)

A spacious extended kitchen/diner offering a range of wall and base units with shaker style doors, solid wood worksurfaces incorporating a sink, drainer and gas hob with extractor hood above. Integrated appliances include a double electric oven, microwave and there are spaces for a dishwasher, washing machine and fridge freezer. The worksurface continues to create a breakfast bar with further storage cupboards beneath. The dining area has a feature exposed brick fireplace with log burner, wood parquet flooring which continues into the kitchen area and there are fully glazed patio doors leading out to the garden.

Bedroom One

12' 4" x 11' 4" (3.76m x 3.45m)

A good size double bedroom positioned to the front elevation with fitted wardrobes, carpet flooring, radiator and a bay window.

Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a window overlooking the garden.

Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m)

A good size single bedroom positioned to the front elevation with carpet flooring, radiator and a window. This room is currently being used as a home office.

Bathroom

A newly fitted modern bathroom fitted with a three piece suite comprising of a panel bath with shower over, wc and wash hand basin fitted into a vanity unit with cupboard space below, laminate flooring, storage cupboard and a window to the rear.

Outside

To the front there is a block paved driveway providing off street parking. To the rear there is a private garden having a decked seating area, part laid to lawn and a wooden storage shed.





welcome to

Wyncliffe Gardens, Leeds

- Semi Detached House
- Three Bedrooms
- Newly Fitted Kitchen/Bathroom
- Off Street Parking
- Private Rear Garden

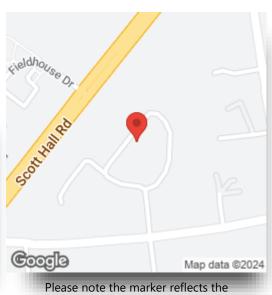
Tenure: Freehold EPC Rating: D

£395,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MRT106539 - 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.





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