



Whingate Avenue, LEEDS, LS12 3RE

welcome to

Whingate Avenue, LEEDS

Detached 4-bed home on Whingate Avenue, set over three storeys with character features, two bathrooms, a cellar, and all-new radiators throughout. Modern kitchen, wraparound garden with gated access, and on-street parking.



Whingate Avenue

Located on the desirable Whingate Avenue, this impressive, detached property spans three storeys and offers a perfect blend of character and modern living. With four generously sized bedrooms, two stylish bathrooms, and a versatile cellar comprising three separate rooms currently used as office space, the home is ideal for families or professionals seeking space and flexibility. Character features such as exposed brickwork, beams, and feature fireplaces are beautifully complemented by modern touches including all-new radiators throughout, double glazed windows, and quality flooring. The kitchen is fully equipped with integrated appliances and a double oven, while the bathrooms feature freestanding baths and elegant finishes. Outside, the rear garden wraps around to the side and back with gated access, and on-street parking is available. This charming home offers warmth, style, and practicality in a sought-after location.

Ground Floor

Lounge

13' 5" max x 11' 5" max (4.09m max x 3.48m max)
The lounge features a charming exposed brick fireplace, double glazed windows to the front and side, and stylish laminate flooring.

Dining Room

13' max x 12' max (3.96m max x 3.66m max)
The dining room benefits from double glazed windows to the front and side, an exposed brick feature wall, a radiator, and laminate flooring throughout.

Kitchen

11' 4" max x 7' 6" max (3.45m max x 2.29m max)
The kitchen is well-equipped with two integrated fridges, an integrated dishwasher, a double oven, gas hob with extractor fan, and a double glazed window to the side.

Cellar

The cellar comprises three separate rooms, currently utilised as office space, and benefits from central heating and power throughout.

First Floor

Bedroom Two

15' max x 12' 9" max (4.57m max x 3.89m max)
Bedroom Two is a spacious double room featuring a double glazed window to the front and a radiator for added comfort.

Bedroom Three

13' 5" max x 11' 2" max (4.09m max x 3.40m max)
Bedroom Three features a double glazed window to the front, wooden flooring, and a charming feature fireplace.

Bathroom

11' 2" max x 7' 3" max (3.40m max x 2.21m max)
The bathroom boasts a freestanding bath, frosted double glazed window to the side, heated towel rail, WC, wash basin, exposed brick detailing, and wooden flooring for a stylish finish.

Second Floor

Bedroom One

14' 9" max x 12' max (4.50m max x 3.66m max)
Bedroom One is a characterful space featuring exposed beams, a Velux window, a double glazed window to the side, laminate flooring, and a radiator.

Bedroom Four

12' 4" max x 11' 4" max (3.76m max x 3.45m max)
Bedroom Four features exposed beams, a Velux window to the front, a double glazed window to the side, laminate flooring, a radiator, and fitted shelving for added storage.

Bathroom

11' 1" max x 7' 6" max (3.38m max x 2.29m max)
This stylish bathroom features a freestanding bath with shower over, a Velux window, exposed brickwork, a heated towel rail, WC, wash basin, and wooden flooring.

Parking

Parking is available on street.

Rear Garden

The garden wraps around from the side to the back of the property and benefits from gated access.



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Whingate Avenue, LEEDS

- 4 bedrooms
- 3 storeys
- Cellar
- 2 bathrooms
- Character features

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116069 - 0003

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