

Mike  
**Dobson**



**35 Whitehouse Crescent**

Great Preston, Leeds, LS26 8BL

**£320,000**



# 35 Whitehouse Crescent

**\*\*GENEROUS CORNER PLOT\*\* \*\*POPULAR LOCATION OF GREAT PRESTON\*\***

A well presented two bedroom detached house (formally three bedrooms), situated in a popular location with easy access to local shops, schools and public transport services. The accommodation briefly comprises entrance hall, lounge, dining area, kitchen, study, conservatory, ground floor bathroom, two double bedrooms to the first floor with en-suite washroom to master bedroom. In addition, the property has PVCu double glazing throughout with the three front windows having been recently replaced, gas central heating with combination boiler, fitted kitchen with built in oven, hob and extractor, fitted wardrobes to both bedrooms and a two piece white suite to the en-suite washroom comprising vanity unit with wash basin and concealed cistern low flush WC. Outside, the property is situated on a generous corner position with a newly laid driveway providing off road parking leading to an integral garage. There are established gardens to the side extending to the rear with patio seating areas. The property also benefits from an alarm system.

An early viewing highly recommended.

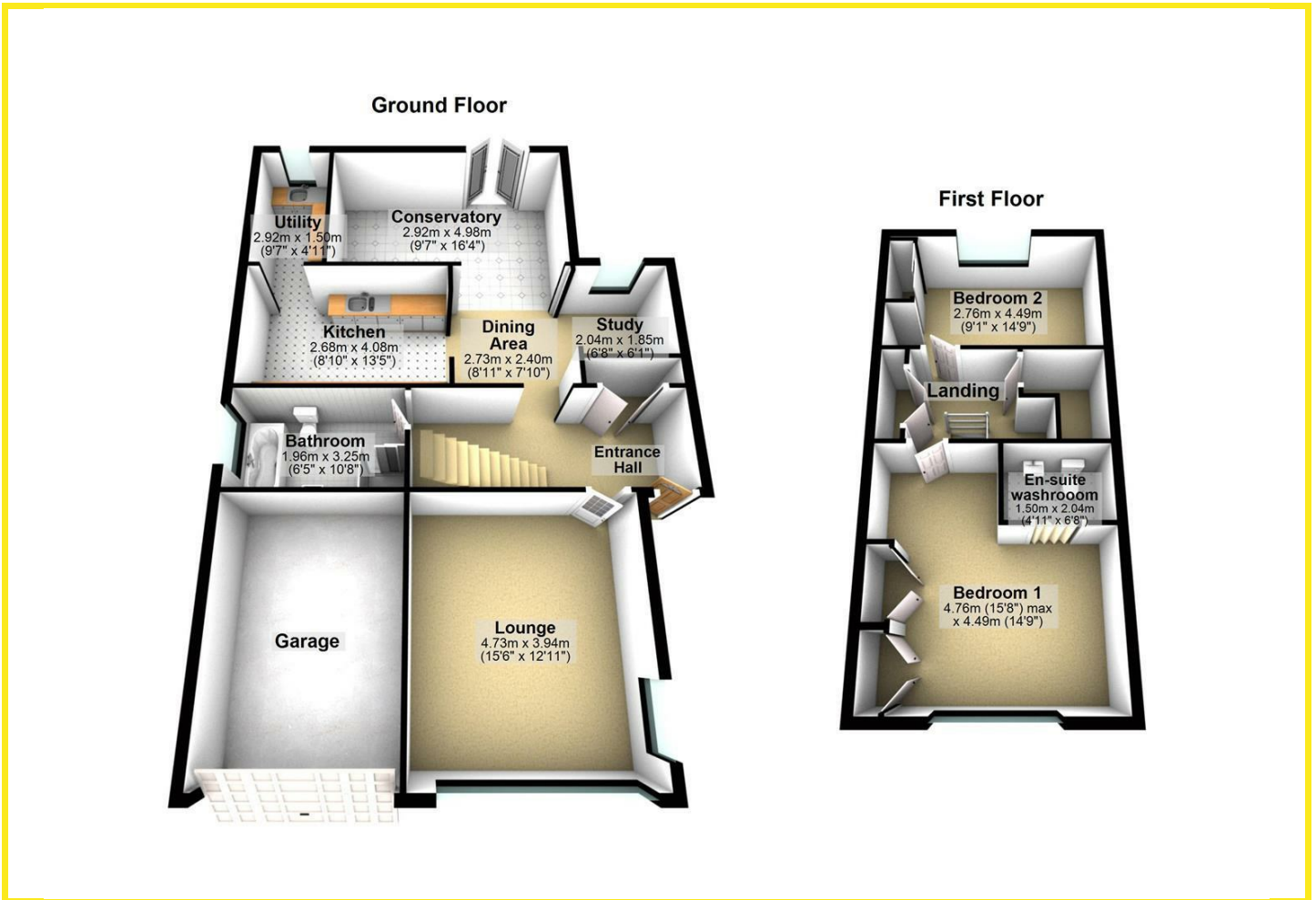








# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn left to the mini roundabout taking the first exit left onto Butt Hill. Bear right at the bottom onto Station Road and continue along onto Berry Lane. At the mini roundabout turn right onto Whitehouse Lane and second left onto Whitehouse Crescent where the property can be found on the right hand side as indicated by the Agents' board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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