

*Mike*  
**Dobson**



**77 Whitehouse Ave**

Great Preston, Leeds, LS26 8BN

**£300,000**



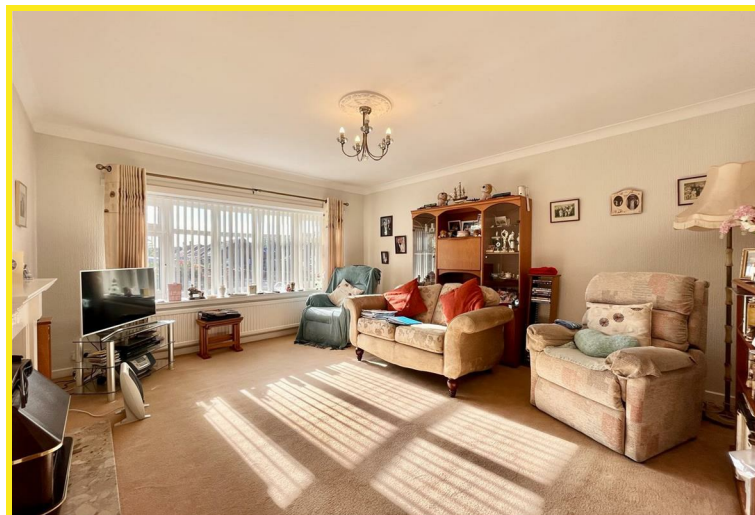
# 77 Whitehouse Ave

An opportunity to purchase a two double bedroom detached house enjoying stunning views over fields beyond in the village location of Great Preston.

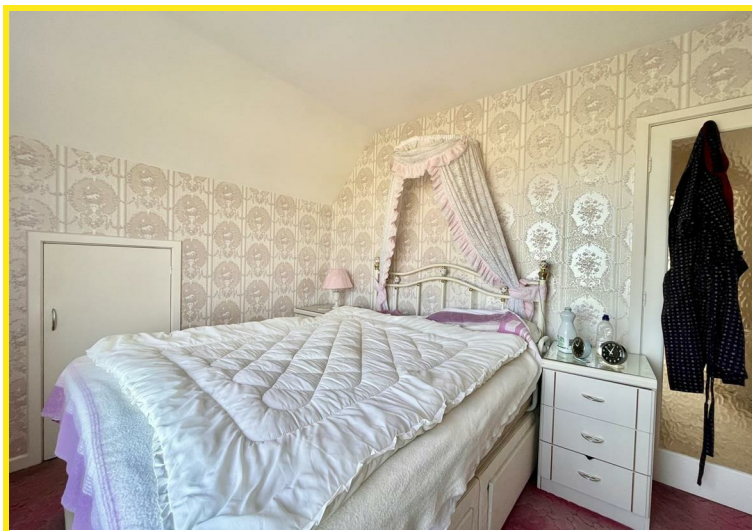
The accommodation briefly comprises entrance hall, lounge, dining room, conservatory, kitchen, shower room, first floor landing, bedroom one, bedroom two, and separate W.C.

In addition the property has PVCu double glazed windows and entrance doors, gas fired central heating with Ideal combination boiler, fitted kitchen with four ring gas hob, extractor above, built in oven, integrated fridge, fitted wardrobes to bedroom one, and storage into the eaves from bedroom one, bedroom two and landing.

Externally, to the front of the property is an Astroturf garden. There is a block paved driveway which provides off road parking for at least one vehicle. The driveway leads to an attached garage with up and over door, having combination boiler and window inside. To the rear of the property is a lawned garden with plants and shrubs to the border overlooking fields beyond.

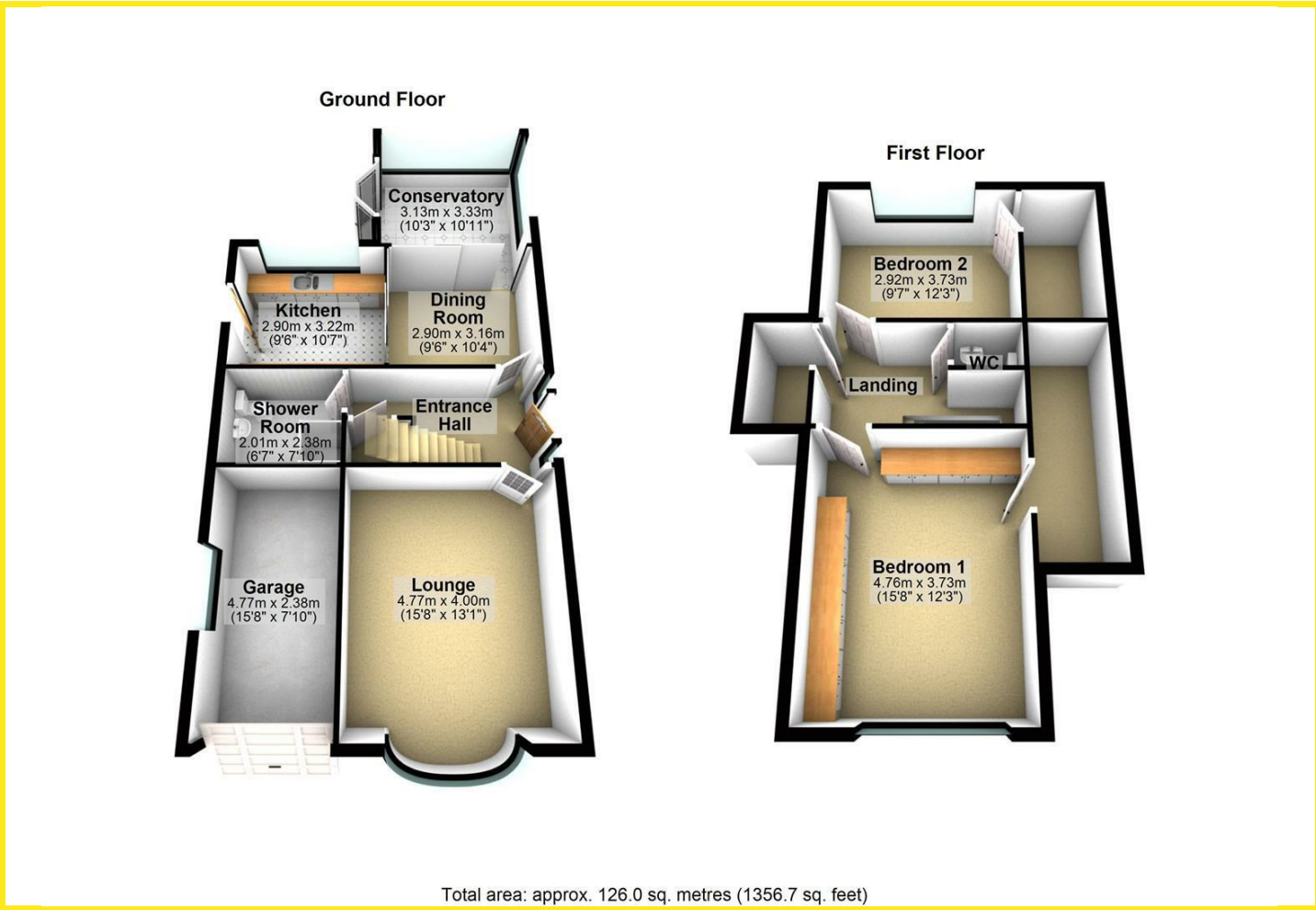








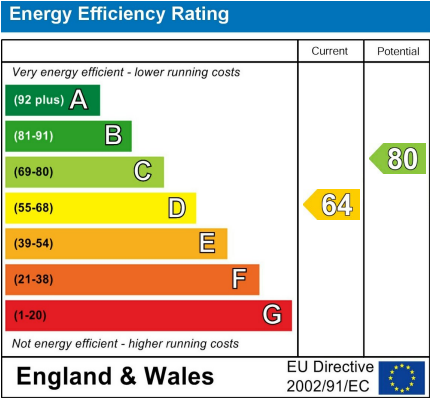
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout bearing left down Butt Hill, at the bottom bear right with the road on to Station Road, continue along which in turn becomes Berry Lane to the mini roundabout turning right on to Whitehouse Lane, take the first turning left on Whitehouse Avenue, continue along this road where the property can be found on the left 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 firms employment has the authority to make or give any representation or warranty in respect of the property.