



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Available to purchase is this truly stunning four bedroom detached family home located on Westwinn Garth in Whinmoor. Sat on a large corner plot you have the potential to extend through the relevant planning permission. Offering spacious rooms throughout, the internal layout comprises in brief: - ground floor: - entrance hall, lounge, kitchen and a wc / cloaks. First floor: - landing, bedroom 1 with en-suite, three further bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, you have a large driveway to the front that provides off road parking for several vehicles. From the front you also have access to a garage. To the rear you have a large garden with lawn and patio area. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Kitchen 6.27m x 3.40m (20' 7" x 11' 2")

A stunning kitchen with a wide range of units. Granite worktops and upstands. Sink and tap. Ceramic hob with extractor over. Integrated double oven, microwave, fridge freezer, wine cooler and dishwasher. Vertical radiator. Double glazed window. French doors open to the rear garden.

Lounge 5.05m x 3.28m (16' 7" x 10' 9")

Feature wood burning stove. Provisions for wall hung tc. Double glazed bay window. Wall panelling. Central heating radiator. Coving to ceiling.

Bedroom 1 3.73m x 3.02m (12' 3" x 9' 11")

Double bedroom with feature wall panelling. Two double glazed window. Central heating radiator.

En-Suite

Fully tiled flooring and walls. Walk in shower. Vanity unit. WC. Heated towel rail. Two skylight windows.

Bedroom 2 3.30m x 3.12m (10' 10" x 10' 3")

Central heating radiator. Double glazed window. Skylight window.

Bedroom 3 3.30m x 3.12m (10' 10" x 10' 3")

Two double glazed windows. Feature wall panelling. Central heating radiator.

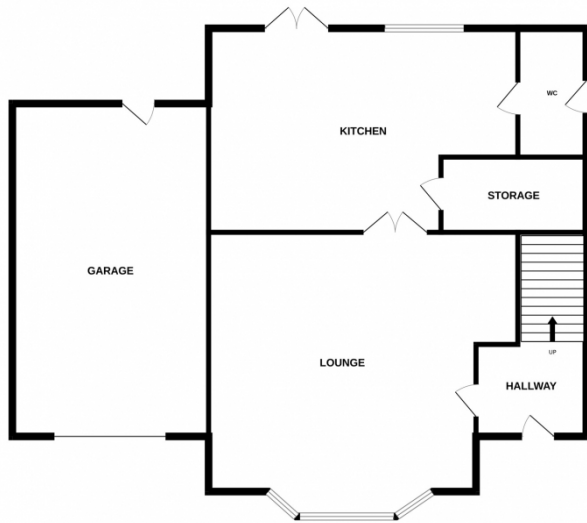
Bedroom 4 2.84m x 2.03m (9' 4" x 6' 8")

Skylight window. Central heating radiator.

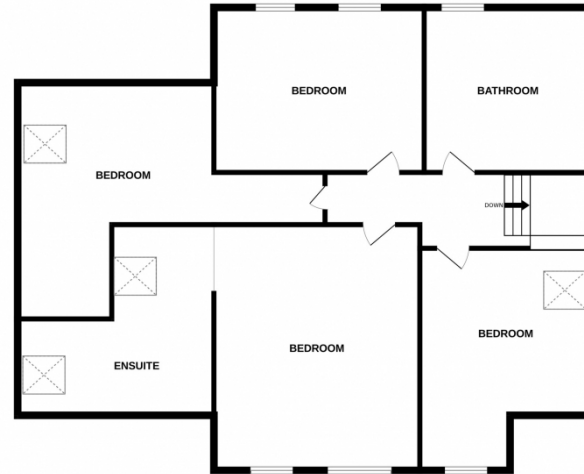
Bathroom 2.34m x 2.29m (7' 8" x 7' 6")

With tiled flooring and walls. Three piece white suite comprising of: - bath, wc and a wash hand basin. Double glazed window. Central heating radiator.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	81

Address: 40 Westwinn Garth, LS14

