



## 30 Whinmoor Way

Leeds, LS14 5NJ

Offers In The Region Of £175,000 Freehold







This two bedroom semi-detached home is offered for sale with immediate vacant possession and no upward chain. Having contemporary fitout throughout this property is ideal for a first time buyer or those looking for a 'turn key' home. Benefits of the property include two double bedrooms, a separate ground floor WC, off street parking, and a lawned garden to the rear. For those looking for a modern home in an accessible area with great links to Leeds centre an early internal inspection is highly recommended.

#### Location:

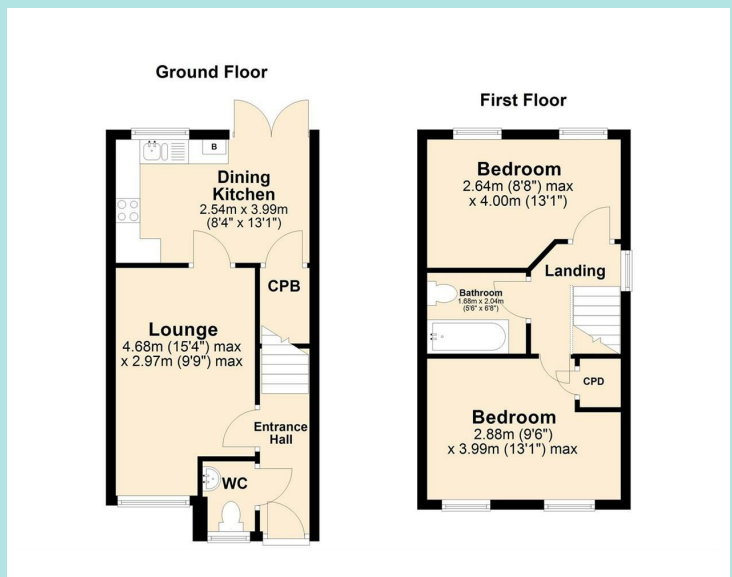
The property forms part of a residential development of similar homes and provides a convenient location in North East Leeds. The A58 & A64 trunk roads provide excellent access to Leeds city centre in one direction, and the North Yorkshire market/spa towns of Harrogate, Wetherby, York on the other. The motorway links of the A1 and East Leeds Orbital are also readily reached. For those on foot there are similar good regular services to Leeds centre by public transport, and local amenities offered in nearby Crossgates.

#### Accommodation:

The property has neutral colours throughout and fixtures/fittings as expected in a modern constructed home. Briefly comprising; entrance hall accessed from the front and providing a convenient downstairs WC with white suite to include sink pedestal and low flush WC. Main lounge to the front elevation and then leading through to the rear facing dining kitchen which has a range of base, drawer & wall units also incorporating an integrated oven and four ring gas hob. uPVC patio doors lead out to the rear garden area. At first floor level there are two double bedrooms each with two windows providing good natural light, and then a house bathroom with three piece white suite to include low flush WC, sink pedestal, and panel bath with over bath shower head to bath mixer taps.

Externally the home has an off street parking space in the form of a hardstanding drive to the front, and then an enclosed lawned garden to the rear offering a convenient recreational or entertaining space.

Please note: We understand there is a service charge payable of £101.04 per annum for maintenance of communal areas within the estate.



Council tax band: A  
EPC rating: C  
Ground rent: N/A  
Service charge: N/A

ws-residential.co.uk

01484 711200



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.