

HUNTERS®

HERE TO GET *you* THERE



Whingate Grove

Leeds, LS12 3RD

Offers Over £170,000

 3  1  2  F
Council Tax: A



16 Whingate Grove

Leeds, LS12 3RD

Offers Over £170,000



- Immaculate semi-detached home
- Four floor accommodation
- Three charming bedrooms and additional office
- Contemporary bathroom suite
- Spacious kitchen diner
- Corner plot garden space
- 'Ready to move into' finish throughout
- Well-sized kitchen diner
- Nearby local amenities and easy Leeds commute
- Council tax band 'A'

Welcome to this SUBSTANTIAL SEMI-DETACHED home that is currently listed for sale. Beautifully cared for and maintained to an IMMACULATE standard, this property boasts a FOUR FLOOR ACCOMODATION with a wealth of character and unique features.

The property offers TWO wonderful reception rooms, creating ample space for relaxation and entertainment. The ground floor LIVING ROOM is adorned with lovely decor, a stunning original fireplace, with the traditional coving and ceiling rose. A beautiful bay window with blinds floods the space with natural light and adds to the charm of this room. The lower ground floor is divided into two sections, offering a versatile OFFICE area, and a large PLAYROOM or an OCCASIONAL ROOM, complete with plush carpets and central heating.

The well-sized KITCHEN DINER is a testament to practical design, featuring plenty of wall and base units, a Range style cooker, and a tiled splashback. It also conveniently provides access to the lower ground floor and the rear.

Upstairs, you'll find THREE beautifully designed BEDROOMS. The main bedroom is a spacious double, tastefully decorated and features a period fireplace. The second bedroom, currently set up as a nursery, is a lovely and versatile single room that easily could function as a study if preferred. The third bedroom, located on the TOP FLOOR, boasts a Velux-style skylight, plush carpet, and generous eaves storage.

The STUNNING BATHROOM is a true standout with its P-shape bath with over shower, a luxurious Jack and Jill sink, and a modern, yet timeless aesthetic. A heated towel rail and a double light-up mirror add to the high-end feel of this room.

The property sits on a low maintenance corner plot GARDEN, and is ideally located near public transport links, schools, local amenities, and parks. This house is perfect for first-time buyers and couples alike, offering a unique four-floor accommodation with a gorgeous finish throughout!

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

13'10" x 9'10", 180'5" (4.23 x 3,55m)

KITCHEN DINER

19'3" x 7'7" (5.87 x 2.32m)

OFFICE AREA

4'9" x 11'9" (1.45 x 3.60m)

SITTING ROOM

13'5" x 13'10" (4.10 x 4.24m)

LANDING

BEDROOM ONE

12'10" x 14'1" (3.92 x 4.30m)

BATHROOM

12'10" x 5'3" (3.92 x 1.61m)

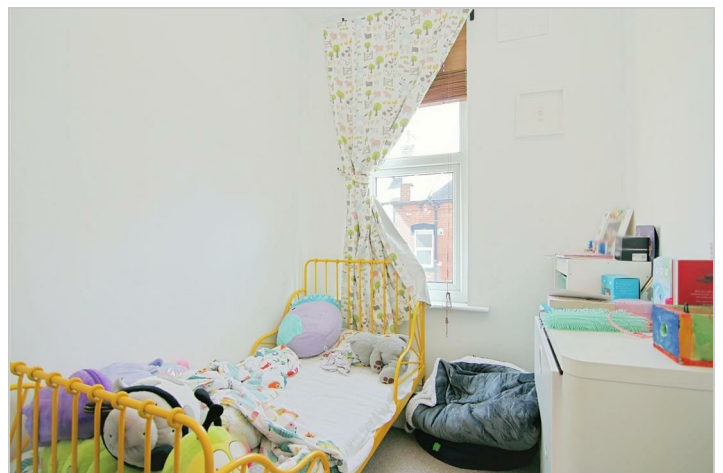
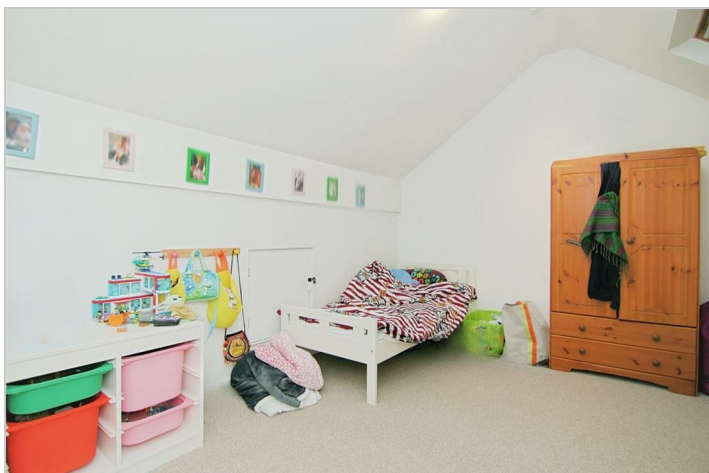
BEDROOM TWO

6'3" x 8'11" (1.91 x 2.73m)

BEDROOM THREE

17'6" x 9'10" (5.35 x 3.02m)

GARDEN



Road Map



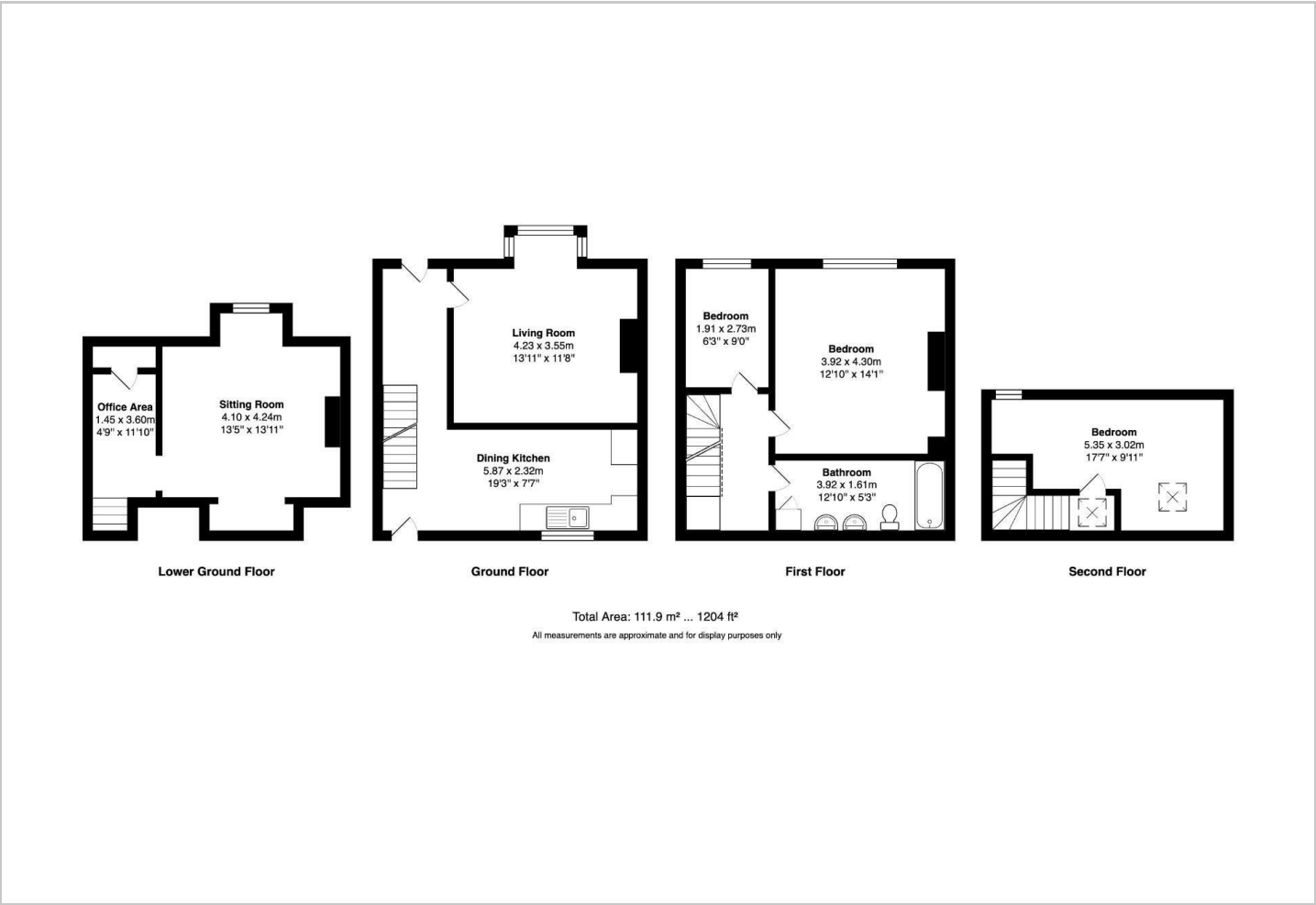
Hybrid Map



Terrain Map



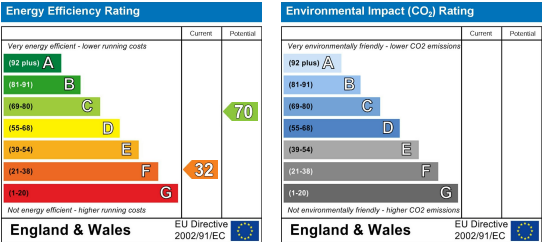
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.