



Whitecote Hill, LEEDS LS13 3LB

welcome to

Whitecote Hill, LEEDS

JUST BRING YOUR THINGS and MOVE IN! IMMACULATE and BEAUTIFULLY presented throughout, this TRADITIONAL style semi detached home offers IMPECCABLE living accommodation throughout, and includes a SECURE REAR GARDEN! Call us to view!



Entrance Hall

Contemporary anthracite grey composite entrance door to the front aspect, feature designer gas central heating radiator with mirror inset and stairs to the first floor landing.

Lounge

With a double glazed window to the front aspect, gas central heating radiator, and double doors leading through to the dining kitchen.

Dining Kitchen

Comprising a modern fitted oak shaker style kitchen with a vast range of both wall and base units with low profile slate effect composite work surfaces over, glass display cabinets and a large island breakfast bar with various cupboards under in contemporary contrasting ivory and sage colours incorporating a feature built-in under counter wine cooler. There are two built in eye-level NEFF ovens, one incorporates a grill and microwave feature and the other has a NEFF hide and slide door. To the left is a section incorporating a 90cm NEFF 5 section induction hob with cream glass splashback, a smokey curved glass cooker hood over and 3 full width utensil and pan drawers under next to a full length integrated fridge/freezer. There is a Reginox white 1.5 bowl ceramic sink and drainer, an integrated dishwasher, various spotlights to the ceiling plus zoned under cabinet lighting. There is an oak covered built-in window seating area with storage under. Double glazed window to the rear, a double glazed window to the side, plus French doors leading out to a generous dark grey composite decking area wrapping the whole width of the house overlooking and leading gently to the large rear garden.

Utility Room

With plumbing for a washing machine, a work surfaces, and wall mounted unit.

W.C

Fitted with a low level flush w.c, and wash hand basin.

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the loft with pull down ladder.

Bedroom One

Having a double glazed window to the front, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear, gas central heating radiator, and fitted wardrobes.

Bedroom Three

Double glazed window to the front aspect, and a gas central heating radiator.

Shower Room

Impressive double length shower enclosure with a concealed twin outlet mixer hand held shower head and a rainfall shower/drencher, a wash hand basin set within useful vanity unit and storage drawers under, a designer anti-fog mirror over with LED lighting, plus the low level flush w.c. 3/4 tiled in contemporary anthracite grey and white with feature silver/grey modern mosaics. A heated towel rail, inset shower shelving units with lighting and a double glazed window.

Exterior

Externally the property has a low maintenance garden to the front aspect which is completely gravelled, allowing for ample parking, while to the rear is a an enclosed garden space accessed with a side gate and ample room to the side of the house, leading to decking and lawn, outdoor power points, outside tap, plus various outbuildings / summer house. Also offers the potential to extend to the side of the house and to the rear subject to planning approval.



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Whitecote Hill, LEEDS

- Recently Refurbished Semi Detached Home
- Three Bedrooms
- No Chain
- Superb Kitchen / Diner With Island
- Downstairs W.C & Utility Room

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116692 - 0003

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk