



Coal Road | Whinmoor | LS14 1NN

£175,000

Three Bedroom Terrace House | Council Tax Band A | EPC Rating D

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*****MUST BE VIEWED! THREE DOUBLE BEDROOMS - BEAUTIFULLY PRESENTED AND MAINTAINED!*****

This beautiful home presents an opportunity for any buyer to purchase a home ready to walk into. Thoughtfully maintained and modernised the seller has created a mixture of practical and comfortable living space. The heart of the home is the large open plan kitchen diner with integrated appliances, attractive tiling and concealed work top lighting. The dining area is flooded with light and grants direct access to the rear garden through sliding patio doors. The living room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with family.

To the first floor the property boasts three well-proportioned bedrooms, all with fitted storage providing ample space for relaxation and rest and the modern bathroom suite provides a w.c, a hand wash basin and bath with shower and screen over.

Outside the seller has created a private enclosed garden which offers a good sized lawn, blocked paved pathway and patio. The front garden has been made low maintenance with indian stone and brick walling creating an attractive entrance way.

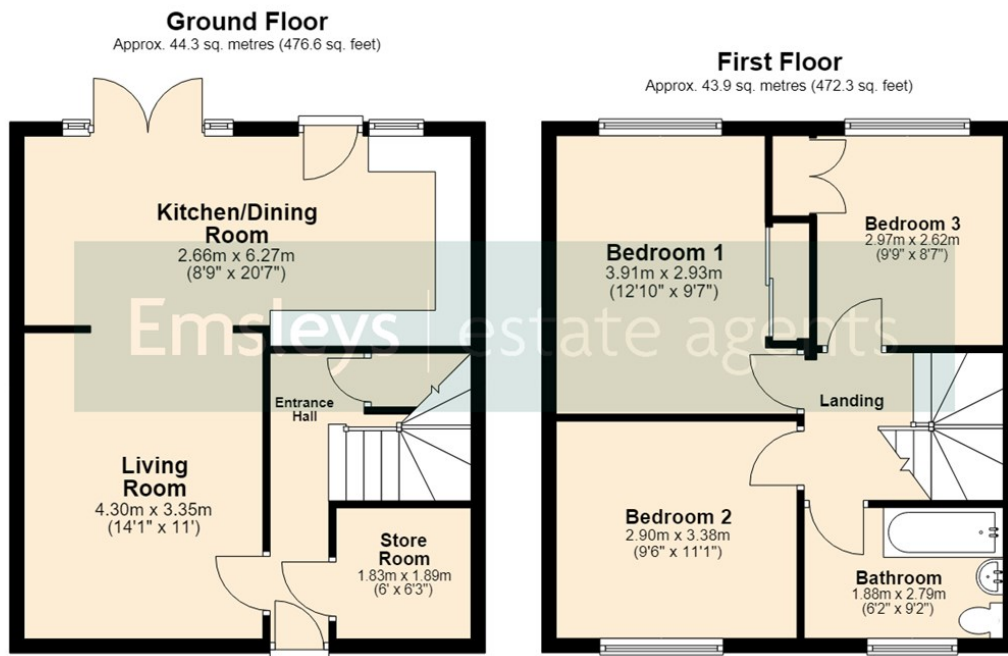
This location is ideal for commuters to LEEDS, WETHERBY OR YORK with easy access to the A58, A64, and the A6120 Leeds Ring Road. Local shops and amenities are a short distance away in the Tesco shopping centre and a little further afield are the amenities and railway station at Crossgates.

Inspection is most definitely recommended to appreciate the size and location this property has to offer.

***** Call now to arrange your viewing!*****

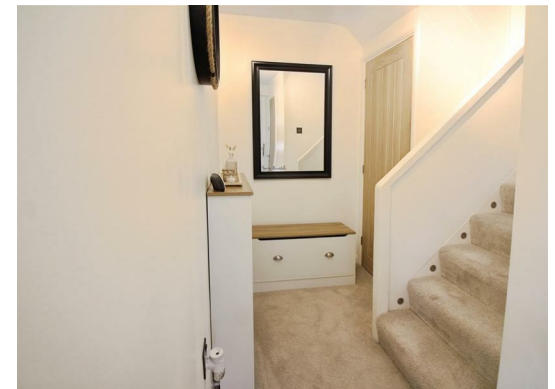






Total area: approx. 88.2 sq. metres (949.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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