

## 4 Whincover Road Leeds



## 2 Bedroom House - Semi-Detached £120,000

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## 4 Whincover Road, Farnley, Leeds, West Yorkshire, LS12 5JR **Bedroom One:**

### **GROUND FLOOR:**

#### **Hallway:**

Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, central heating radiator, under stair storage cupboard

#### **Extended Living Room / Dining Area:**



Double glazed window, central heating radiators, gas fire, ample space for a range of living room furniture & a dining table & chairs

#### **Kitchen:**



Double glazed window, part glazed side door, fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, a built under oven / grill, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, a large storage cupboard

### **FIRST FLOOR:**

#### **Landing:**

Double glazed window, access to the first floor accommodation, access to a loft space



Double glazed window, central heating radiator, fitted wardrobes / storage

#### **Bedroom Two:**



Double glazed window, central heating radiator, fitted wardrobes / storage

## Wet Room / WC:



Double glazed window, an electric shower behind a shower curtain, low flush WC, wash basin, central heating radiator

## TO THE OUTSIDE:

### Gardens:



The rear garden is a great size, although slightly overgrown it has a lawn and is fully enclosed. The front garden is mainly dedicated to off street parking and is all paved.

## Off Street Parking / Driveway:



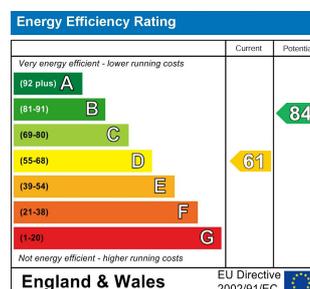
A driveway to the front & side of the property provides off street parking for three family sized cars

## Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8851-7920-6979-9632-7902>



## Floor Plan