



**Aspen Way,Whinmoor LEEDS LS14 2FE**

**welcome to**

**Aspen Way, Whinmoor LEEDS**

JUST BRING YOUR THINGS and move on in! READY to move in to, this BEAUTIFULLY PRESENTED family home offers GOOD SIZE living accommodation throughout, and includes AMPLE OFF STREET PARKING, GARAGE and an ENCLOSED REAR GARDEN! Call us TODAY to arrange your viewing!



### **Entrance Hall**

Having the entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

### **Lounge**

Having a double glazed window to the front aspect, a feature fire place with an electric fire, mantel, and hearth, a gas central heating radiator, and features LVT flooring.

### **Dining Kitchen**

Consisting of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over, plus a breakfast bar. Includes a sink and drainer with a mixer tap, an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes a useful under stair storage cupboard, an integrated dishwasher, plus a gas central heating radiator to the dining space. Double glazed window to the rear, and double glazed French doors leading out to the rear garden.

### **Utility Room**

With an opening from the kitchen and having a door to the side aspect, gas central heating radiator, gas central heating boiler, plumbing for a washing machine, and a door to the ground floor w.c.

### **Ground Floor W.C**

Fitted with a w.c, a corner wash hand basin, a gas central heating radiator, and a double glazed window to the rear aspect.

### **First Floor Landing**

With stairs rising from the ground floor and having a storage cupboard, and an access hatch with pull down ladder to the part boarded loft.

### **Bedroom One**

With a double glazed window to the front aspect, fitted wardrobes, and a gas central heating radiator. Door to the en-suite.

### **En-Suite Facilities**

Equipped with a shower cubicle, wash hand basin, and the w.c. Gas central heating radiator, and a double glazed window to the side.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bedroom Four**

Double glazed window to the rear and a gas central heating radiator.

### **House Bathroom**

Comprising of a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin, and a w.c. Also includes a an extractor, gas central heating, and part tiled walls.

### **Exterior**

Externally the property has a double driveway to the front providing ample off street parking, and access to the integral garage.

To the rear is an enclosed garden space with an Indian stone seating area, and a raised lawn area.

### **Garage**

An integral garage with an up and over door, power, and lighting.



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## Aspen Way, Whinmoor LEEDS

- Modern Detached Family Home
- Four Good Size Bedrooms
- Master Bedroom With En-Suite
- Ground Floor W.C
- Dining Kitchen With Utility Area

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

fixed price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111424 - 0005

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