



**Westwinn View,LEEDS LS14 2HY**

**welcome to**

**Westwinn View, LEEDS**

\*GUIDE PRICE £230,00- - £240,000\* BIGGER THAN YOU THINK! This THREE BEDROOM home could be THE ONE FOR YOU! Well presented and READY TO MOVE IN TO, this BEAUTIFUL HOME offers an open plan lounge diner and a superb ENCLOSED REAR GARDEN and GARAGE! A viewing is needed to appreciate this property!



### **Entrance Hall**

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

### **Lounge Diner**

With a double glazed window to the front aspect, double glazed French doors leading out to the rear aspect, two gas central heating radiators and laminate flooring.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash area and a cooker hood unit over. Also includes space and plumbing for a washing machine, and space for a fridge and freezer. Double glaze window to the rear and a door to the rear.

### **Bedroom One**

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

### **Bedroom Two**

Double glazed window to the rear, gas central heating radiator, and built in storage.

### **Bedroom Three**

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

### **House Bathroom**

Comprising of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Heated towel rail. tiling to all visible areas, and a double glazed window to the rear.

### **Loft**

The loft space has been boarded and ventilated.

### **Exterior**

Externally the property has a lawned garden to the front with a pathway to the front door, and features a maple tree. To the rear is an additional garden space which is South East facing and includes a fenced patio seating area, a lawn and an outdoor tap.

Also includes a separate garage situated within a shared courtyard.



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## Westwinn View, LEEDS

- Guide Price £230,000 - £240,000
- Three Bedroom Terrace Home
- Garage
- South East Facing, Enclosed Rear Garden
- Well Presented Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£230,000 - £240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111518 - 0011

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