

Alder Road,Whinmoor Leeds LS14 2FH

william h brown

welcome to

Alder Road, Whinmoor Leeds

FABULOUS, MODERN and WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME, comprising LIVING ROOM, MODERN FITTED KITCHEN/DINER, separate UTILITY ROOM, ENSUITE to master bedroom and HOUSE BATHROOM. LAWNED area to the front, DRIVEWAY, GARAGE and ENCLOSED LAWNED REAR GARDEN.













Entrance Hall
Double glazed door to the front, double glazed window to the side, understairs storage cupboard with added pull-out under-stairs shoe storage, stairs leading to the first-floor landing.

Living Room
Double glazed window to the front, fitted venetian blinds, gas central heating radiator.

Kitchen/Diner
Fitted modern kitchen / diner with a range of wall and base units, comprising sink and drainer, instant boiling water / filtered water tap, integrated Samsung double oven with airfry feature, Samsung induction hob, AEG extractor fan, integrated fridge / freezer, and integrated dishwasher. Double glazed window to the rear, double glazed French doors leading out to the rear garden, fitted blinds.

Utility Room
Wall and base units with work surfaces over, space for a washing machine, gas central heating boiler last serviced in November 2026, double glazed door to the side with access to driveway.

First Floor Landing
Double glazed window to the side, floor to ceiling storage cupboard, loft access, accessed via integrated ladder and part boarded for ample storage.

Bedroom One
Double glazed window to the front with fitted blind, bespoke fitted wardrobes, gas central heating radiator, access into the ensuite.

Ensuite
Newly fitted ensuite in November 2026. Comprising of a shower cubicle, low level flush WC, wash hand basin with vanity unit, gas central heated towel rail, double glazed window to the side.

Bedroom Two
Double glazed window to the rear, gas central heating radiator.

Bedroom Three
Double glazed window to the rear, gas central heating radiator.

House Bathroom
A three-piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, part tiled walls, extractor fan, heated towel rail, double glazed window to the rear.

Exterior
Lawned garden and driveway to the front, leading to the single garage and to the rear is an enclosed lawned garden with patio area and outside water point.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Alder Road, Whinmoor Leeds

- Three Bedroom Detached Family Home
- Modern and Finished to a High standard Throughout
- Refurbished Kitchen/Diner and Utility Room with High Spec Appliances
- Master Bedroom with En-suite which was Refurbished November 2026
- Driveway with Off-street Parking for 2 Cars

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

£340,000





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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
CGT112349 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

0113 260 0945

Crossgates@williamhbrown.co.uk

47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT

williamhbrown.co.uk