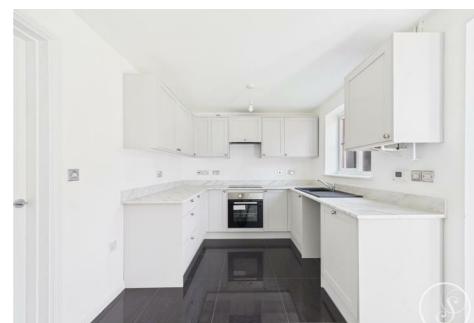




**Stoneacre**  
Properties



**Whinmoor Way, Leeds, LS14 5NJ**

**£240,000**

\*\*\*NO CHAIN\*\*\* Offered to the market is this spacious three bedroom semi detached property. Located on Whinmoor Way, Leeds. This property is situated close to all local amenities including: shops, schools and transport links. This property comprises of: entrance, guest w.c, lounge, kitchen/diner, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a large rear garden with grass laid to lawn, to the side of the property is a drive way providing off street parking for multiple cars. There is also a garage with power and light. Please contact the office today to arrange your viewing.

## ENTRANCE

Door to the front elevation. Central heating radiator. Door off to guest w.c.

## GUEST W.C



Double glazed frosted window to the front. Low flush w.c. Wash hand basin. Central heating radiator.

## LOUNGE



Double glazed window to the front elevation. Central heating radiator. Fire with surround.

## KITCHEN/DINER



French doors leading to the rear garden. Double glazed window to the rear elevation. Range of wall and base units, all brand new and unused. Integrated oven, induction hob and extractor fan above. Integrated dishwasher. Space for fridge/freezer. Plumbing for washing machine. Storage cupboard. Space for dining table and chairs.

## FIRST FLOOR LANDING

Loft access. Doors off leading to bedrooms one, two, three and the family bathroom.

## BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator.

## BEDROOM TWO



Double glazed window to the rear elevation. Central heating radiator.

## BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator.

## BATHROOM



Double glazed frosted window to the rear elevation. Bath with shower over. Low flush w.c. Wash hand basin. Central heating radiator.

## EXTERNAL



Externally the property benefits from off street parking to the side elevation. Grass laid to lawn to the rear.

## GARAGE



Power and lights.

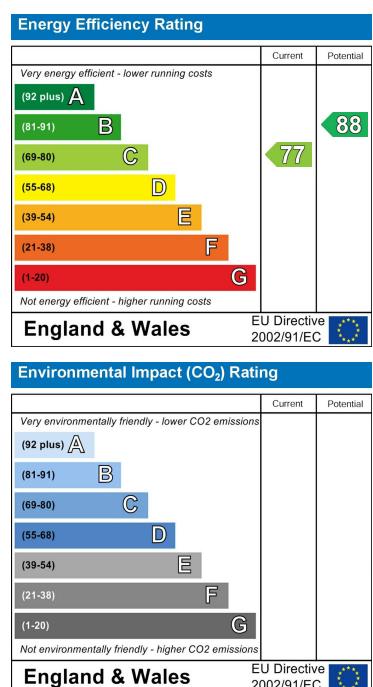
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

