



£200,000

22 Whincover Hill, Leeds, West Yorkshire, LS12 5JH

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Semi detached property, extended to the ground floor with a CONSERVATORY. Situated in a popular residential area this property is within walking distance of local amenities, well regarded schools and bus routes to surrounding areas.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a fireplace and hearth, a CONSERVATORY with access to the rear garden, and a FITTED KITCHEN with a good range of cabinets and work surfaces and a UTILITY / STORAGE ROOM.

To the first floor there are THREE DOUBLE BEDROOMS and a BATHROOM / WC with a shower over the bath, a vanity sink and a low flush WC. The LOFT ROOM HAS A GREAT EXTRA LIVING SPACE and can be accessed via a pull down ladder. Externally the property has GARDENS TO THE FRONT AND REAR. The front garden is mainly low maintenance. The rear garden is paved and provides a useful space for

## GROUND FLOOR:

### Hallway:

Access via part glazed front entrance door, stairs rising to the first floor

### Living Room & Dining Area:

Double glazed window, central heating radiator, television point, ample space for living room furniture & dining room furniture

### Fitted Breakfast Kitchen:

Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built in electric oven / grill, electric hob with extractor above, space for fridge / freezer, plumbing for an automatic washing machine, an inset sink and drainer with a mixer tap, central heating radiator, built in breakfast / dining table with seating, access to utility room

### Utility Area:

Double glazed window, part glazed side door, central heating radiator, storage cupboard

### Conservatory:

Double glazed window, access to rear garden via part glazed rear door, ample space for a dining room

## FIRST FLOOR:

### Landing:

Access to first floor accommodation, access to loft via a drop down ladder

### Loft Room:

Double glazed Velux windows, central heating radiator, Ideal versatile extra space:

### Bedroom One:

Double glazed window, central heating radiator, fitted wardrobes

### Bedroom Two:

Double glazed window, central heating radiator, built in storage cupboard

### Bedroom Three:

Double glazed window, central heating radiator

### Bathroom / WC:

Double glazed windows, a modern white suite comprising of a panelled bath with a waterfall style shower above and glazed side screen, wash basin set into a vanity unit & a low flush WC, fully tiled, ladder style central heating radiator, extractor

## TO THE OUTSIDE:

### Gardens:

The front garden is part paved and part artificial turf, enclosed by fencing and is low maintenance. The rear garden is paved, enclosed by fencing and is low maintenance and is large enough for a range of outdoor furniture

### Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0090-1376-0422-6194-3093>

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Please use the postal code LS12 5JH in Sat. Nav. Number 22 Whincover Hill can be found signified by our FOR SALE SIGN

