



**Westwinn Garth, Leeds LS14 2HX**

**welcome to**

**Westwinn Garth, Leeds**

At a guide price of £300,000 - £310,000, this SUPERB detached home is just WAITING for you to view! Offering THREE BEDROOMS and a spacious lounge/diner AND a CONSERVATORY, this incredible home is well maintained throughout, and also includes a DRIVEWAY, GARAGE, and a SUPERB rear garden!



## Ground Floor

### Lounge/Dining Room

Open-plan lounge and dining room, fully carpeted throughout for a warm and cohesive feel. The lounge boasts a feature fireplace and a large front-facing window, creating a bright and inviting space. The dining area is positioned to the rear, with elegant sliding patio doors that open directly into the conservatory, offering a seamless flow into the garden and an ideal setting for entertaining or relaxing.

### Conservatory

The conservatory, accessed via sliding patio doors from the dining area, offers a tranquil space with direct access to the rear garden through a dedicated door. This bright and versatile room provides a seamless indoor-outdoor connection, perfect for relaxing or entertaining.

### Kitchen

The kitchen is fitted with a full range of wall and base units, offering ample storage and workspace. It includes integrated appliances for a sleek and functional finish, with a rear-facing window providing natural light. A side door gives convenient access to the outside of the property.

## First Floor

### Bedroom One

Features fitted wardrobes and overhead storage cupboards, offering excellent built-in storage. The room is carpeted throughout for comfort and warmth, with a window to the front allowing plenty of natural light and a central heating radiator.

### Bedroom Two

Carpeted throughout, window to the rear, central heating radiator.

### Bedroom Three

Carpeted throughout, window to the front, central heating radiator.

### Shower Room

The shower room incorporates a walk-in shower, a wash hand basin, and a W/C, all neatly housed within a sleek integrated storage unit that offers both style and practicality. In addition, a tall storage cabinet provides further space for towels, toiletries, and other essentials, ensuring the room remains tidy and well-organised.



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## Westwinn Garth, Leeds

- Guide Price £300,000 - £310,000
- Detached Home
- Three Bedrooms
- Conservatory
- Driveway For Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£300,000 - £310,000**



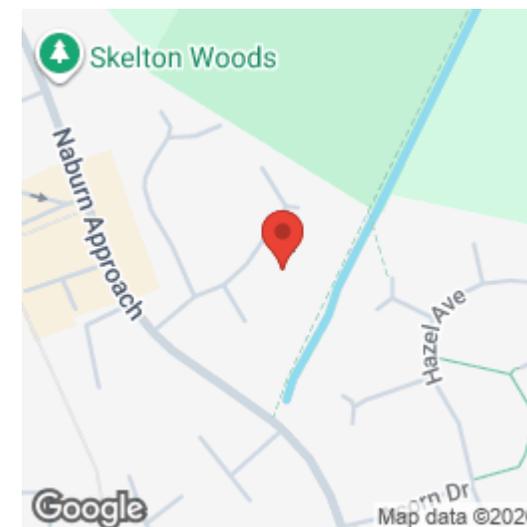
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Property Ref:  
CGT111023 - 0006

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Please note the marker reflects the  
postcode not the actual property



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