

# KATH WELLS

ESTATE AGENTS & VALUERS



Whincover Road, Leeds LS12 5JY

£875



A spacious TWO BEDROOM SEMI DETACHED property situated in a popular and convenient location amidst similar style housing. The property has been MAINTAINED TO A GOOD STANDARD and benefits from having DOUBLE GLAZING & GAS CENTRAL HEATING.

Briefly throughout the accommodation comprises of a HALLWAY with stairs rising to the first floor, a large LIVING ROOM & DINING AREA with a fireplace and hearth and French doors opening onto the rear garden, a FITTED KITCHEN with external access to the side of the property, an ample range of fitted cabinets and a fridge / freezer, automatic washing machine and a gas cooker. To the first floor there are TWO DOUBLE BEDROOMS and a BATHROOM / WC with a white suite and a shower above the bath. Externally there are GARDENS TO THREE SIDES.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. Security Bond Required: £1000.00. Council Tax Band: A / EPC Rating: D



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