

KATH WELLS

ESTATE AGENTS & VALUERS



188 Whitehall Road, Leeds, LS12 4AR Offers In The Region Of £189,995

CHAIN FREE - A spacious **THREE BEDROOM SEMI DETACHED PROPERTY** located on a slightly elevated plot, only two miles from the centre of Leeds and all its amenities, making an ideal home for a variety of buyers. This property is being sold **CHAIN FREE ON COMPLETION**.

Briefly throughout the accommodation comprises of a **HALLWAY** with stairs rising to the first floor, a **LIVING ROOM** with a bay window that provides views over the front garden, a **DINING AREA** with access to the rear garden and ample space for a dining table and chairs, a **FITTED KITCHEN** which has an ample range of cabinets, a built under electric oven / grill, a gas hob and external access to the side of the property. To the first floor there are **TWO DOUBLE BEDROOMS** (one of which has built-in storage), a further **SINGLE BEDROOM** and a **FAMILY BATHROOM / WC** comprising of a panelled bath with a shower over, and a wash basin set unto a vanity unit. Externally, the rear garden is enclosed. There is a **SINGLE GARAGE** providing useful **OFF STREET PARKING / STORAGE**. Further parking is available for one car to the rear of the property. The front garden is enclosed and has a lawn and planted borders. Early viewing is highly recommended to avoid disappointment and can be arranged by contacting the office on 0113 231

1033 / sales@kathwells.com. EPC Rating: D / Council Tax Band: B

GROUND FLOOR:

Hallway:

Double glazed window, stairs rising to the first floor, central heating radiator

Living Room:



Double glazed bay window, modern inset fire and hearth, central heating radiator, open plan to the dining room

Dining Room:



Double glazed window, a glazed external door giving access to the rear garden, central heating radiator

Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, an inset 1 1/4 bowl

stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, an external door giving access to the side of the property

FIRST FLOOR:

Landing:

Access to the first floor accommodation and to the loft space

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a shower above and a glazed side screen, wash basin set into a vanity unit, low flush WC, central heating radiator

Bedroom One;



Double glazed bay window, central heating radiator, built-in storage / wardrobe

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

TO THE OUTSIDE:

Gardens:



The rear garden is enclosed and tiered, mainly low maintenance and has a paved patio / seating area. The front garden is tiered and enclosed by fencing

Garage:



A single detached garage provides useful off street parking and storage

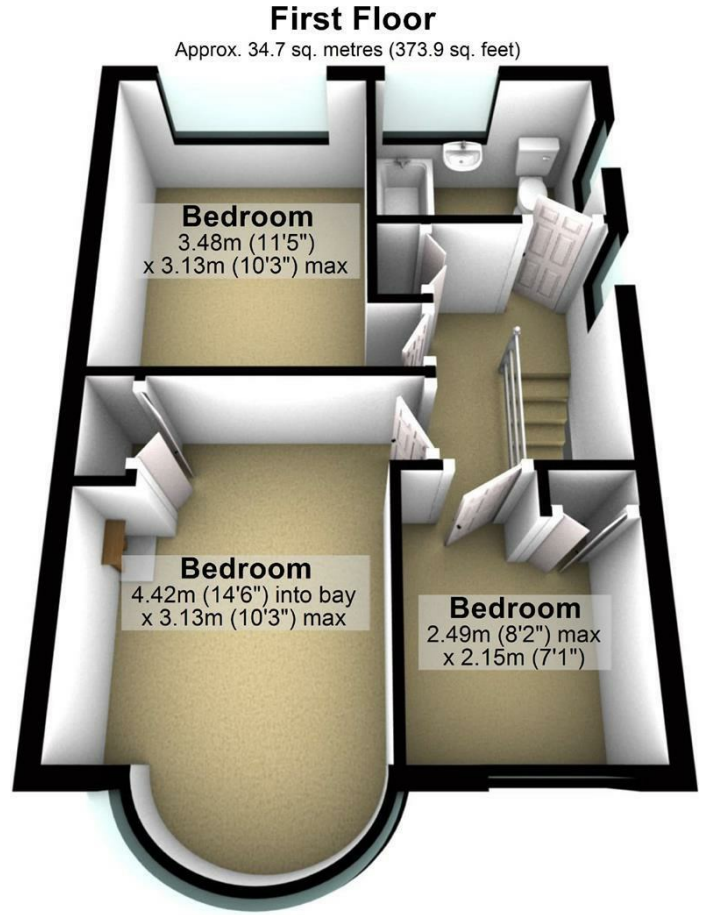
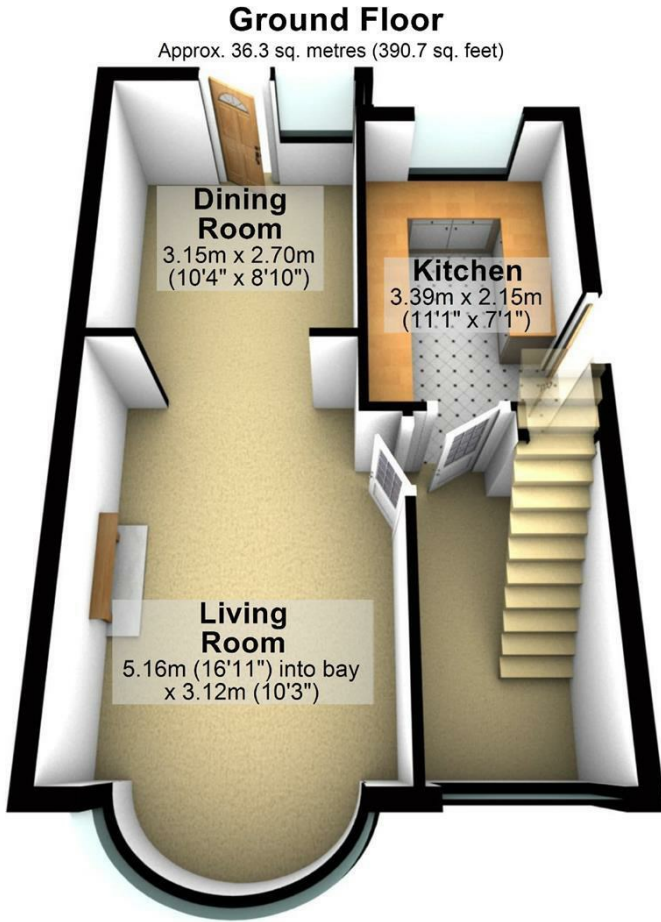
EPC Rating & Council Tax Band:

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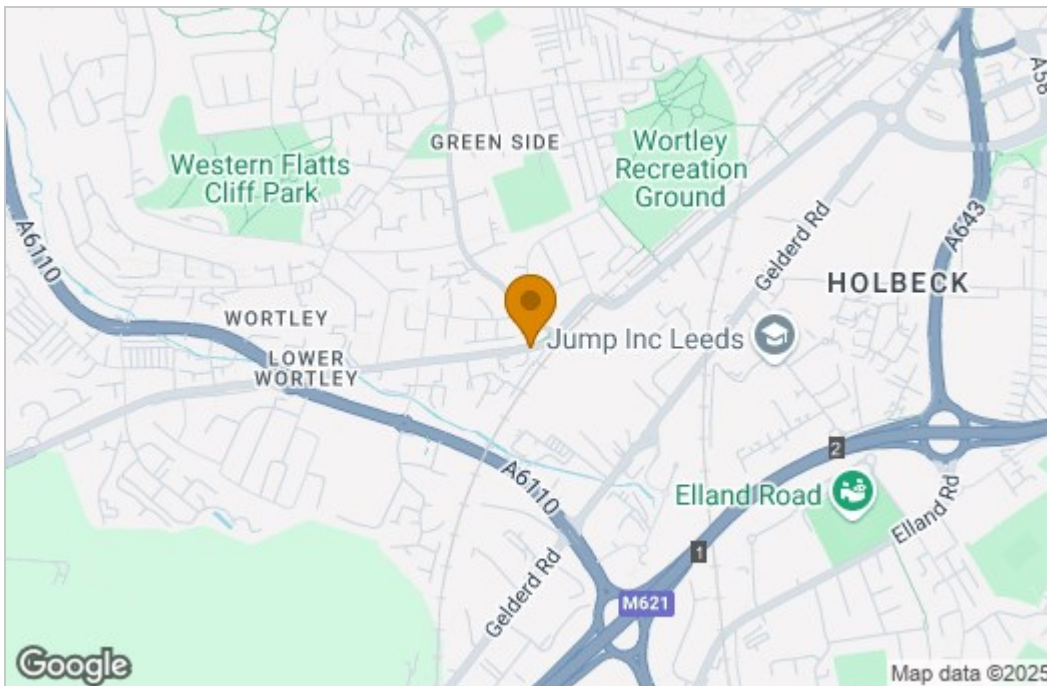
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0569-2868-7986-9001-4355>

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.