



## 109 Whincover Road Leeds



### 3 Bedroom House - Semi-Detached £169,950

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 109 Whincover Road, Farnley, Leeds, West Yorkshire, LS12 5JY

## GROUND FLOOR

### Entrance Hallway:

Access via a front entrance door, central heating radiator, stairs rising to the first floor

### Living Room & Dining Area:



Double glazed windows to the front and rear, a fireplace and hearth with a gas fire, television point, central heating radiators, space for a dining table and chairs

### Kitchen:



Double glazed window, external door giving access to the side of the property and to the out-house, wall, drawer & base units, work surfaces, stainless steel sink and drainer, gas cooker point, plumbing for an automatic washing machine, space for a fridge / freezer

### Out-House / Storage:

Two useful storage rooms

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation and to the loft space, storage cupboard

### Bedroom One:



Double glazed window, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator, storage cupboard

### Bedroom Three:



Double glazed window, central heating radiator, storage cupboard

### Shower / Wet Room / WC:



Two double glazed windows, shower area with a MIRA electric shower, wash basin, low flush WC, extractor fan

## TO THE OUTSIDE:

### Gardens:



Gardens to three sides of the property. The gardens are mainly lawn with some planting

### Parking:

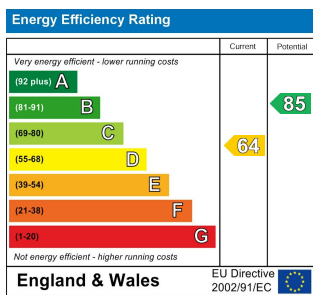
Parking is 'on street'. There is potential to build a driveway subject to planning and building consents

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1720-2263-0253-3001-0423>

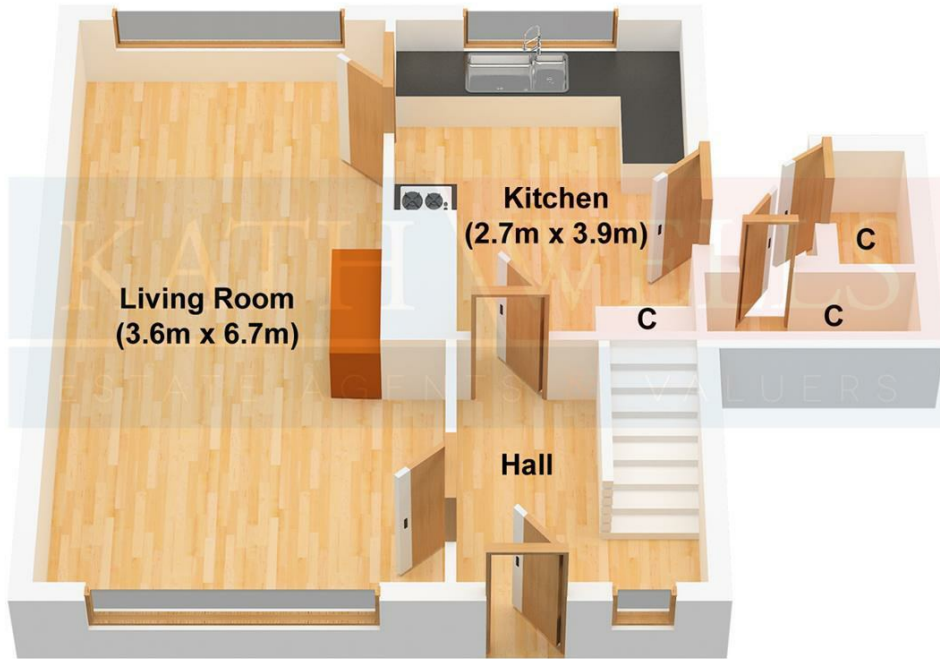
### Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D





### Ground Floor



### First Floor

