



21 Whincover Drive Leeds



3 Bedroom House - Semi-Detached £195,000

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

Web Site
www.kathwells.com

email
sales@kathwells.com

21 Whincover Drive, Farnley, Leeds, West Yorkshire, LS12 5JL

GROUND FLOOR:

Entrance Hallway:

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

Living / Dining Room:



Double glazed window, double glazed French doors giving access to the conservatory, electric fire, television point, ample space for a dining table & chairs, central heating radiator

Conservatory:



Access from the living / dining room via double glazed French doors, access to the rear, double glazed windows, central heating radiator

Fitted Kitchen:



Part glazed side door, double glazed window, a range of fitted wall, drawer & base units, work surfaces, a gas hob with an extractor fan above, built under oven / grill, integral dishwasher, inset sink & drainer, ample space for a fridge / freezer

Utility Room:

Double glazed window, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to a fully boarded loft, storage cupboard, central heating radiator

Bedroom One:



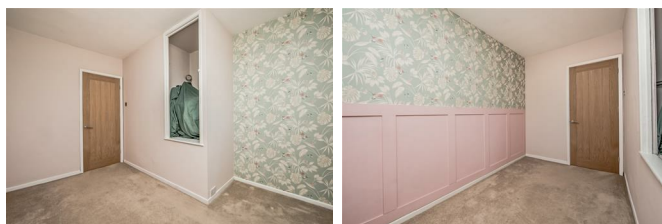
Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:



Double glazed window, storage cupboard, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a paneled bath with an electric shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is a good size & comprises of a paved patio, an artificial lawn & a good sized outhouse. The front garden is low maintenance and fully enclosed.

Outhouse:



A good sized outhouse which can be used as storage and includes lighting.

Council Tax Band & EPC Rating:

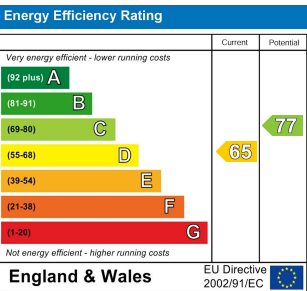
Council Tax Band: A / EPC Rating: D

EPC Link:

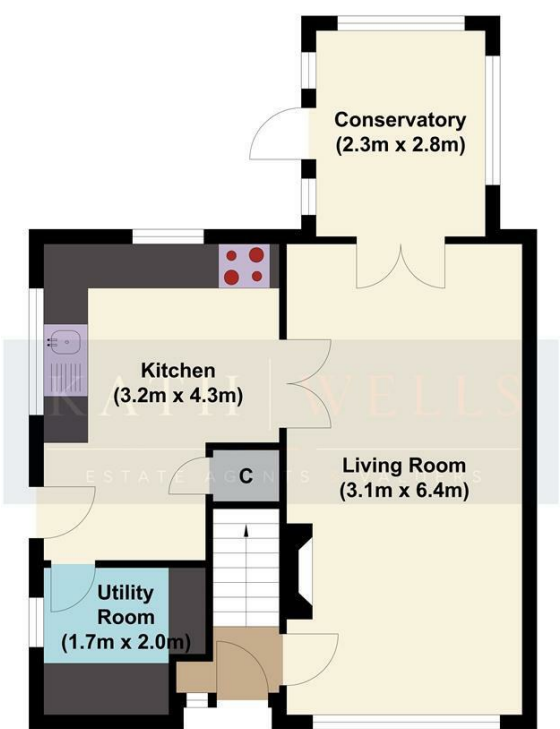
<https://find-energy-certificate.service.gov.uk/energy-certificate/6703-0286-3002-0200-7092>

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Ground Floor



First Floor

