



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

email
sales@kathwells.com

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

GROUND FLOOR

Entrance Hallway:

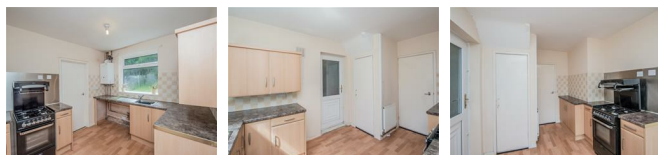
Access via a front entrance door, central heating radiator, stairs rising to the first floor

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:

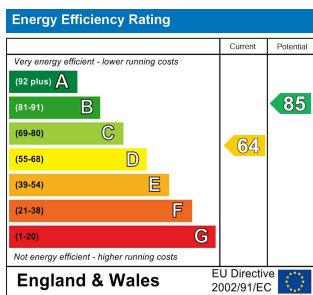
Parking is 'on street'. There is potential to build a driveway subject to planning and building consents

EPC Link:

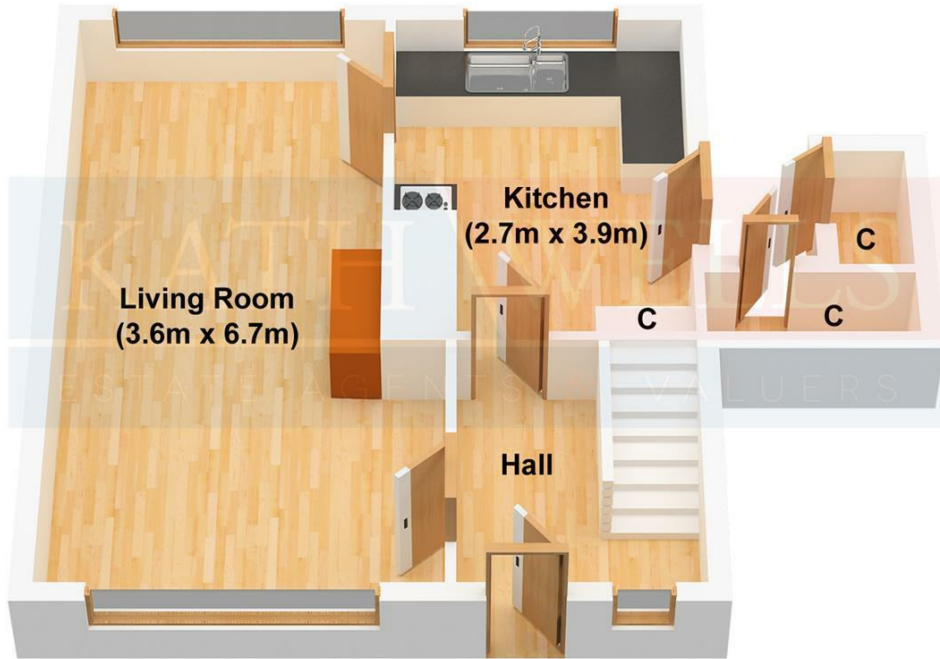
<https://find-energy-certificate.service.gov.uk/energy-certificate/1720-2263-0253-3001-0423>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D



Ground Floor



First Floor

