

**113 Whincover Drive
Leeds**



**2 Bedroom House - Semi-Detached
£175,000**

69 Lower Wortley Road
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113 Whincover Drive, Farnley, Leeds, West Yorkshire, LS12 5AE

GROUND FLOOR:

Entrance Hallway:

Access via a hardwood part glazed front entrance door, central heating radiator, vinyl floor covering, storage cupboard, stairs to the first floor

Living Room:



Two double glazed windows to the rear elevation, central heating radiator, stone fire place, gas fire

Fitted Breakfast Kitchen:



A range of new high gloss wall, drawer and base units, complimentary work surfaces, brick style tiling to the splashbacks, oven and magnetic hob, electric fan, sink with drainer, plumbing for a washing machine and dishwasher, vinyl floor covering, inset ceiling lighting, double glazed window to the front elevation

Extended Kitchen Area: / Utility:



Double glazed window to the side elevation, a range of wall and base units, central heating radiator, vinyl floor covering, a hardwood door leading to the side elevation

FIRST FLOOR:

Landing:

Access to the loft space, double glazed window to the front elevation, storage cupboard

Bedroom One:



Double glazed window to the rear elevation, central heating radiator, fitted wardrobes with drawers and top boxes providing useful storage space

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator

Bathroom / WC:



Double glazed opaque window to the front elevation, a three piece suite in white comprising of a panelled bath with an instant shower over, a wash basin and a WC, central heating radiator

TO THE OUTSIDE:



Garden:s:



The front garden is laid to lawn with a hedge to the boundary. The enclosed rear garden comprises of a patio, flowerbeds and a lawn

Drive / Off Street Parking



Two Gate's leading to private Drive providing off road parking:

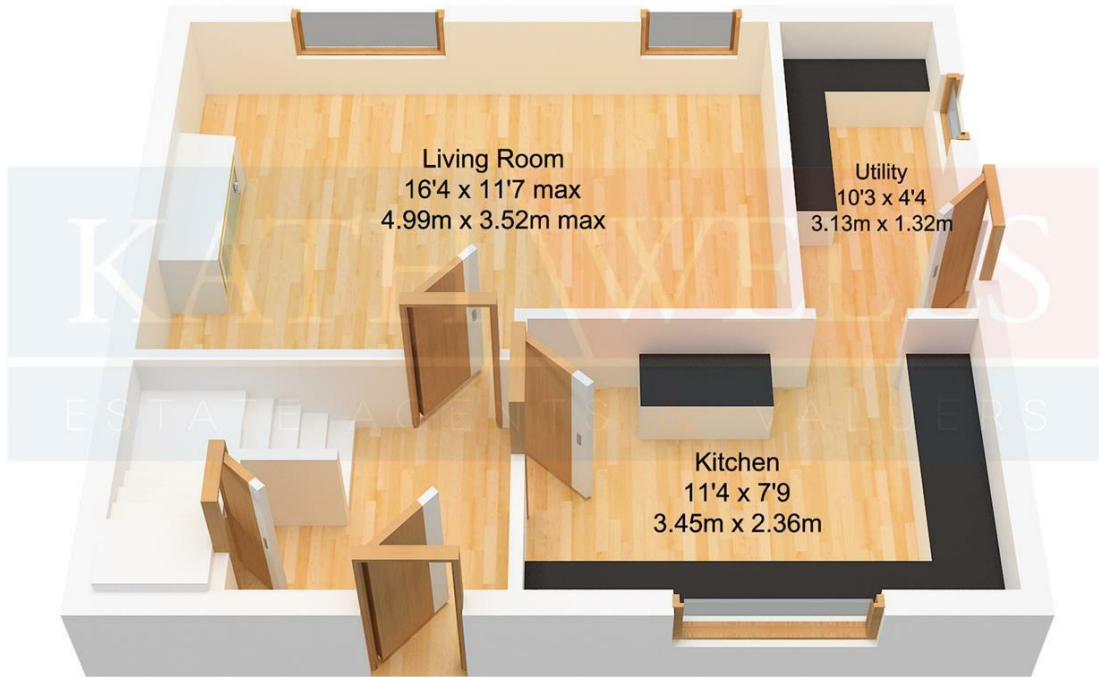
EPC LINK: E

<https://find-energy-certificate.service.gov.uk/energy-certificate/2628-3013-7205-6541-6944>

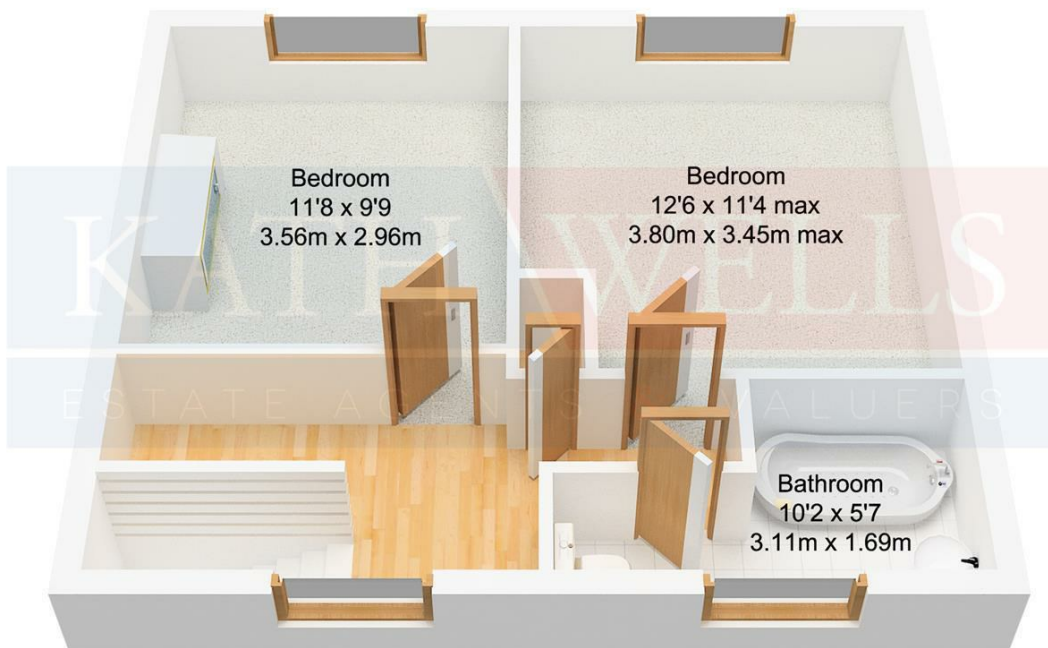
Council Tax Band: A

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

Floor Plan



Ground Floor
Approx. 36.00 sqm.
(387.20 sqft.)



First Floor
Approx. 36.50 sqm.
(392.80 sqft.)