

**53 Whincover Road
Leeds**



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

69 Lower Wortley Road
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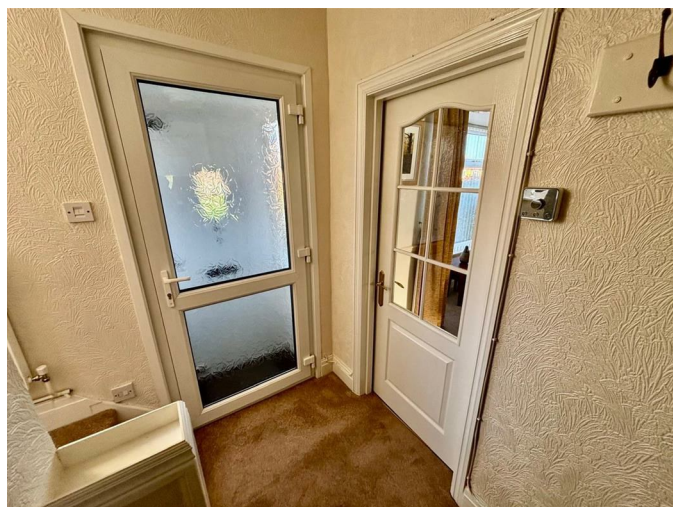
53 Whincover Road, Farnley, Leeds, West Yorkshire, LS12 5JY

GROUND FLOOR:

Front Porch:

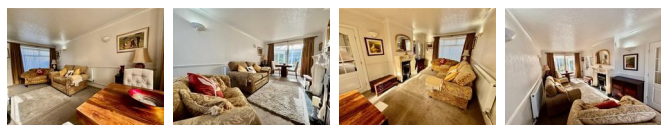
A part glazed storm porch

Hallway:



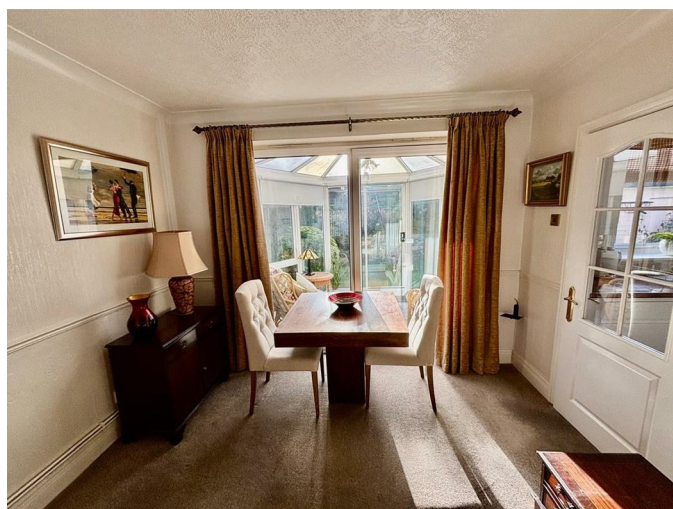
Access via a front entrance door, stairs rising to the first floor, under-stairs storage cupboard

Living Room:



Double glazed bay window, a fireplace and hearth with an inset living flame fire, central heating radiator, television point, open plan to the dining area

Dining Area:



Double glazed patio doors opening onto the conservatory, central heating radiator, ample space for a dining table and chairs

Conservatory:



A double glazed conservatory with patio doors opening onto the rear garden

Fitted Kitchen:



Double glazed window, a part glazed external door opening onto the side porch, a modern range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer with a mixer tap, gas cooker point (the four burner gas cooker is included in the sale price), plumbing for an automatic washing machine, space for a fridge / freezer

Side Porch:



A part glazed side porch - an ideal space for boots, shoes and coats

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation

Bedroom One:



Double glazed windows, central heating radiator, storage cupboard, a range of fitted wardrobes providing useful storage and hanging space

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with shower mixer taps and an electric shower above, wash basin, low flush WC

TO THE OUTSIDE:



Gardens:



The front garden has a hedge border, two lawns, a stepped path leading to the front door and mature planting. The rear garden is a good size and separated into a variety of areas which include lawns, patio / seating areas, and a brick built storage shed. The rear garden has established planting, hedge borders, and an outside tap.

Council Tax Band / EPC Rating:

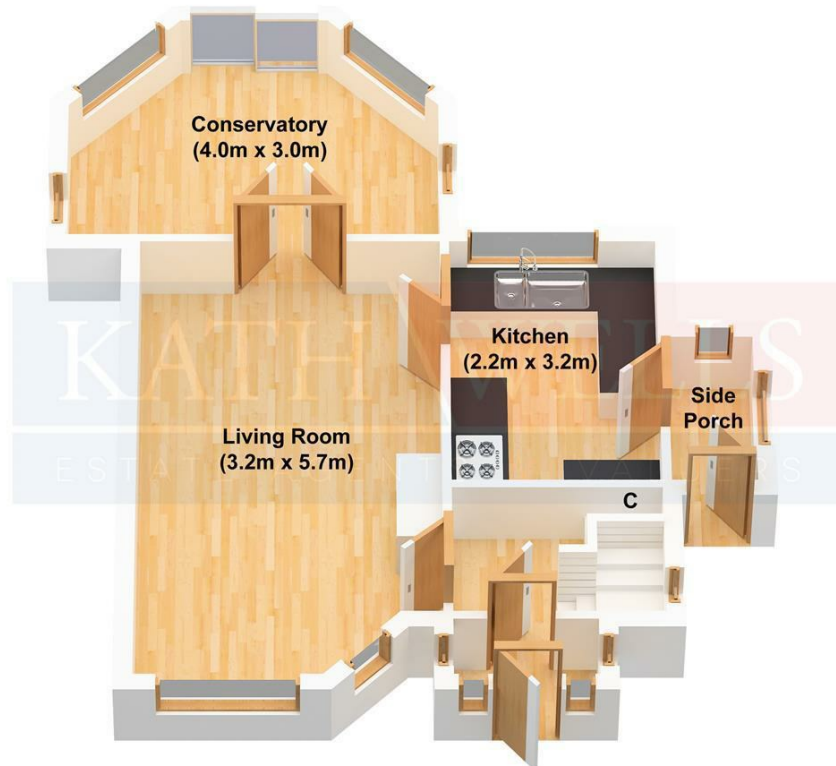
Council Tax Band: A / EPC Rating: F

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0700-6213-0222-9001-0193>

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Ground Floor



First Floor

