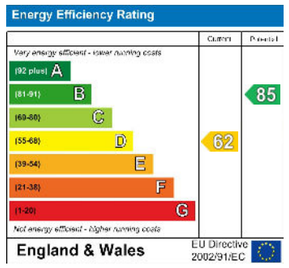

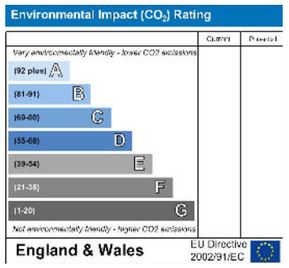

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

9 Browgate, Baildon, BD17 6BP
Tel: |

WW ESTATES SALES & LETTINGS www.wwestateagents.com

WW ESTATES

Whincover Drive, Leeds, LS12 5AE

Offers In The Region Of £170,000 Freehold

** NO CHAIN ** Semi Detached ** 3 Bedrooms ** Spacious Lounge ** LARAGE KITCHEN DINER ** Close To Amenities ** Ideal First Or Family Home ** Situated in a popular residential area the property is ideal for local schools, retail parks and transport links for Leeds.

The accommodation briefly comprises; Composite door into hall leading to spacious lounge neutrally decorated with large picture window allow the natural light to flow, grey carpet floor and access to the large kitchen diner, which consists of a range of gloss white wall and base units with complimentary work surface, ceramic tiled splash backs, stainless steel sink, double electric oven, electric hob and space for dining table, fridge/freezer and plumbed for washing machine. Off the kitchen is a useful storage cupboard, and door leading to the rear garden.

The first floor offers 3 bedrooms; 2 double rooms and an ample sized third, all neutrally decorated and having fitted carpet. The family bathroom is part tiled with a white three piece suite comprising of bath, over head shower and pedestal hand wash basin and W.C.

Externally, the property offers a part paved front garden with steps leading up to the house, to the side a gated fence, leading to a large rear garden, split over two levels with a paved patio area area leading up to a lawned area, privet and timber boundary fencing.