



Woodlands Way | Whinmoor | LS14 2EY

£230,000

Three Bedroom End Townhouse | Council Tax Band B | EPC Rating C

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*** BEAUTIFULLY PRESENTED THREE BEDROOM END-TOWNHOUSE WITH TANDEM PARKING BAY FOR TWO CARS ***

An amazing opportunity to purchase this THREE BEDROOM END TOWNHOUSE situated on a very desirable housing development .

The property's accommodation is situated over three floors and briefly comprises: entrance hall, fitted breakfast kitchen with integrated cooking appliances, guest WC and lounge with French doors to the rear garden. To the first floor, there are two bedrooms, and a family bathroom with modern white suite with shower over the bath. To the second floor is a sizeable master bedroom.

The property has PVCu double-glazed windows, central heating, security alarm and is tastefully decorated throughout. Outside you will find an enclosed low maintenance garden to the rear with decked seating areas and storage shed plus access gate to a double parking bay. To the front is a small open plan buffer garden.

This property is a pure delight for first time buyers or families alike.

VIEWING IS ESSENTIAL to appreciate the standard of accommodation on offer.

*** Call now to arrange your viewing ***

Ground Floor

Entrance Hall

Composite entry door, central heating radiator, stairs to first floor and door leading to:

Open Plan Living 7.21m x 3.66m (23'8" x 12'0")

With white gloss wall and base units with contrasting roll top work surfaces over. Inset stainless steel under counter electric oven with four ring gas hob over and brushed steel chimney style extractor hood. Inset stainless steel sink with side drainer and mixer tap and PVCU double-glazed window overlooking the front garden. There is space for a tall fridge/freezer and plumbed space for washing machine. A large breakfast bar is a useful addition with

under counter shelving and storage. This great living space is light and spacious and has LVT flooring laid throughout the entire ground floor. The lounge is a good size and has a bespoke storage solution fitted to the under stairs area. There is a central heating radiator and PVCu double-glazed 'French' windows leading to the enclosed rear garden.

Guest WC

With a white low flush WC, pedestal hand wash basin and central heating radiator.

First Floor

Landing

Staircase to master bedroom and fixture storage cupboard.

Bedroom 2 2.41m x 1.69m (12'0 x 7'8)

A good size double bedroom with central heating radiator and PVCu double-glazed window overlooking the rear garden.

Bedroom 3 3.66m x 2.36m max (12'0 x 7'9 max)

This single bedroom is 'L-shaped' and would suit a variety of uses as well as a bedroom such as gym, nursery or home office. It has a central heating radiator and two PVCu double-glazed windows overlooking the front aspect.

Bathroom

With a white three piece suit comprises; panelled bath with luxury Mira 'Azora' electric shower over, pedestal hand wash basin and close coupled WC. PVCu double-glazed opaque window to side aspect, ladder style central heating radiator and extractor fan.

Second Floor

Bedroom 1 5.08m x 2.64m (16'8" x 8'8")

A good size double room with a bespoke storage solution fitted to the bulk head space, central heating radiator and three 'Velux' skylights to dual aspects.

Exterior

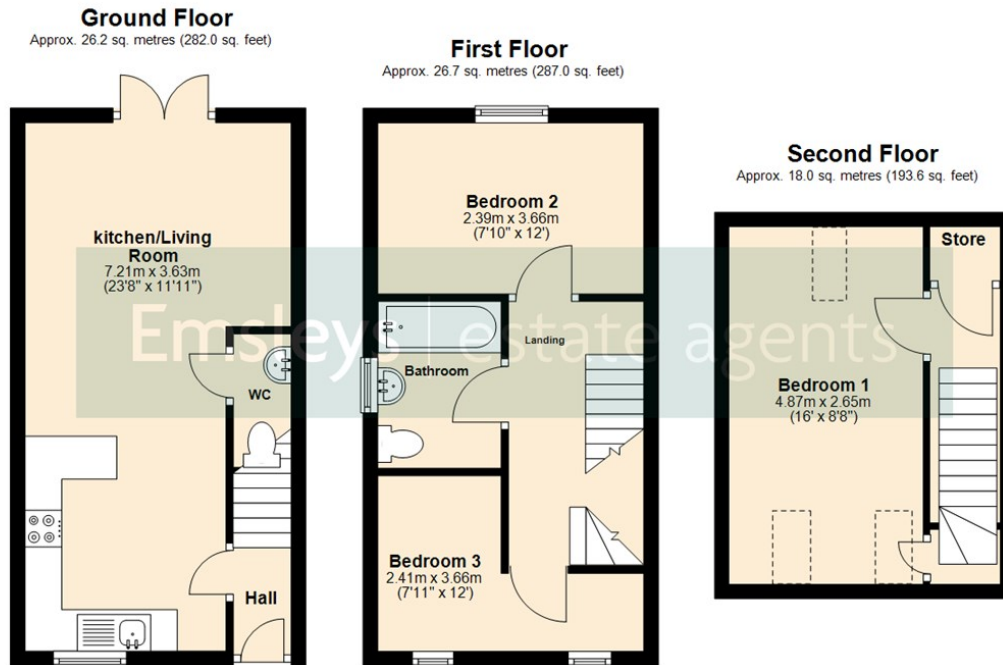
There is an open plan garden to the front and gated access from the side to the rear garden. The fully enclosed rear garden is a true delight, south-facing and a real sun trap offering low maintenance decking and artificial turf. The

garden benefits from an exterior power point and there is feature lighting and exterior security lighting to both the front and rear. There is an exterior water supply, garden shed and a gate which grants access to the rear of the property where there is a double tandem parking bay suitable for two cars.

Directions

From the Crossgates office, proceed from the Crossgates office along Austhorpe Road. At the traffic lights, turn right and take the third exit at the roundabout on to Crossgates Ring Road. At the next roundabout proceed straight ahead, to the next roundabout. Turn right onto A64/York Road. Proceed along, passing the old Red Lion public house on the left hand side. At the traffic lights, turn left and into the new development. Follow the sign post for Woodlands Way, and follow the road around to the right where the property can be found on the left hand side and identified by the Emsleys for sale board.





Total area: approx. 70.8 sq. metres (762.5 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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