



Naburn Fold | Whinmoor | LS14 2BP

£158,500

Two Bedroom Semi-Detached House | Council Tax Band A | EPC Rating D

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***MID-TERRACE WITH TWO DOUBLE BEDROOMS * IDEAL FOR FIRST TIME BUYERS ***

This beautifully presented mid-terrace house is ideal for first time buyers and is in 'turn key' condition. The property has the benefit of PVCu double-glazing and gas central heating, two double bedrooms, a modern kitchen and bathroom and a low maintenance gardens to the front and rear. Viewing is essential to appreciate the size and standard of the accommodation.

The accommodation briefly comprises to the ground floor; entrance hall, through living/dining room and kitchen. To the first floor are two bedrooms and the house bathroom. Outside there is on street parking to the front and enclosed front and rear gardens the rear having a storage shed.

The location is conveniently placed for local schools, local amenities and shops plus public transport routes. Ideal for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A64 York Road and the new orbital A6120 just a short drive away which also gives quick access to 'The Springs' at Thorpe Park which offers an Odeon cinema, a Marks & Spencer food hall & Next clothing. Nearby at Crossgates there is a railway station for a quick and smooth commute to LEEDS city centre plus Crossgates shopping centre with an excellent choice of shops, banks, cafes and bars.

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

Ground Floor

Entrance Hall

Enter through a PVCu access door into the entrance hall with door to the utility room and staircase rising to the first floor.

Lounge/Dining Room 6.65m x 3.30m (21'10" x 10'10")

A spacious, light and airy reception room flooded with natural light through the dual aspect windows. Easily zoned into living and dining areas with modern and light decor there is two central heating radiators, laminate flooring, wall light points and sliding patio doors granting direct access to the rear garden.

Kitchen 4.43m x 2.44m (14'6" x 8'0")

The kitchen is fitted with a quality range of base and eye level units in white finish with complimentary work surfaces over which incorporate a composite sink with side drainer and mixer tap. Built in electric over with a gas hob and extrator hood over and space for a washing machine and tall fridge freezer. A double-glazed rear window and PVCu entry door gives access to the rear garden. A very useful under stairs cupboards provides useful storage.

First Floor

Landing

Doors to both double bedrooms, bathroom and a built-in storage cupboard handy for bedding and towels.

Bedroom 1 2.84m x 4.91m (9'4" x 16'1")

A very spacious double bedroom with a double-glazed window to the front, a central heating radiator and a built-in storage cupboard.

Bedroom 2 3.72m x 3.25m (12'2" x 10'8")

A second double bedroom with a double-glazed window to the rear and a central heating radiator.

Bathroom

The modern bathroom is fitted with a white three piece suite which comprises; a low level WC, a pedestal hand wash basin and a panelled bath with shower and glass screen over. Two double-glazed windows to rear.

Exterior

To the front is an enclosed lawn garden with timber fence and handgate. The rear garden is low maintenance and offers a large decked seating area, a storage shed and boundary conifer hedging.

Directions

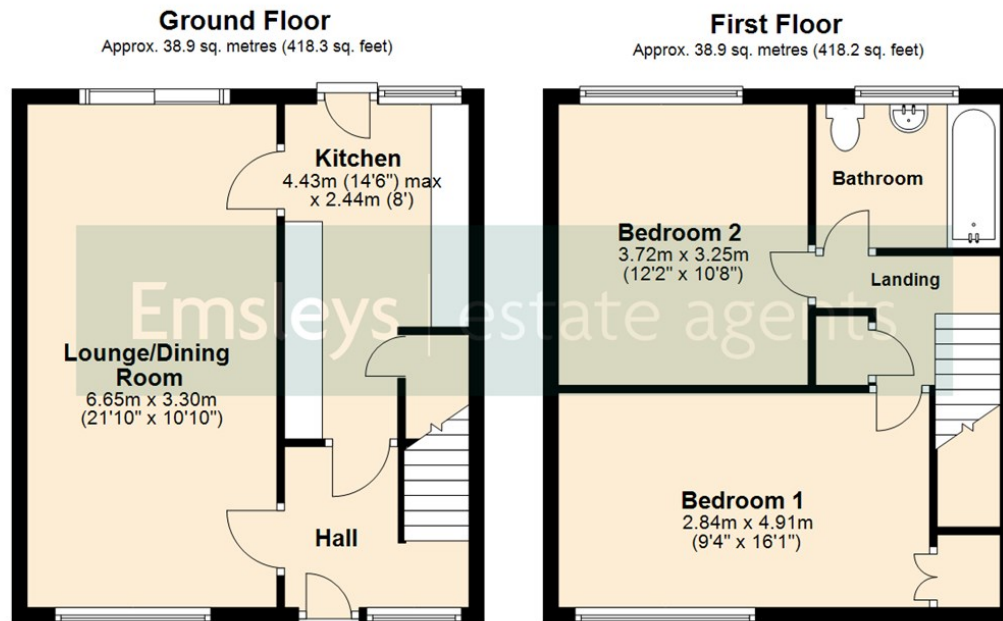
Leave Crossgates on Austhorpe Road turning right at the traffic lights on to Station Road. At the roundabout take the third exit onto the A6120 Ring Road and continue over the next roundabout before turning right onto the A64 York Road at the third roundabout. Take the left hand turn onto Baildon Road and then right at the painted roundabout onto Sherburn Road North. Turn right into Naburn Fold

where the property can be found on the left identified by our Emsleys For Sale board.

Agents Note

This property is a non standard construction known locally as a 'Parkwall'. Applicants should notify their mortgage provider before completing an application.





Total area: approx. 77.7 sq. metres (836.5 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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