



Woodlands Way | Whinmoor | LS14 2EY

£230,000

Three Bedroom Semi-Detached House | Council Tax Band B | EPC Rating TBC

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**\*\*\* BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED WITH TWO PARKING BAYS \*\*\***

This three-bedroom semi-detached house is offered for sale will particularly appeal to first-time buyers seeking a 'turn key' home in a residential setting.

The property's accommodation is situated over three floors and briefly comprises: entrance hall, fitted breakfast kitchen with integrated cooking appliances, guest WC and sitting room with French doors granting direct access to the rear garden. To the first floor, there are two bedrooms, and the family bathroom with a 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, and is tastefully decorated throughout. Outside you will find an enclosed garden to the rear with a decked seating area and storage shed. To the front is an allocated double parking bay.

Whinmoor is located to the north-east of Leeds, with convenient access to local amenities in nearby areas such as Seacroft and Cross Gates, where you will find supermarkets, shops and a choice of cafés. The location is perfect for commuters, adjacent to fantastic transport links via the A64 giving quick and easy access to Leeds, Wetherby and York. There are good public transport links just a short walk away on the main A64 York Road and main arterial roads including the A6120 Ring Road. Several schools in the wider locality make the area practical for households with children, and a number of green spaces and playing fields are accessible within a short walk.

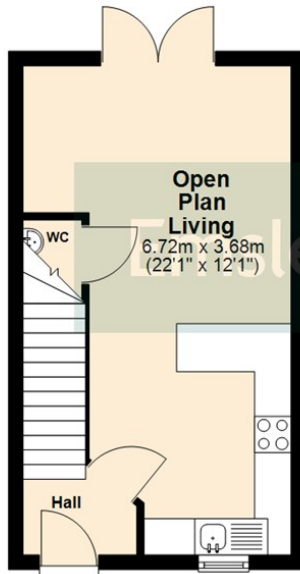
VIEWING IS ESSENTIAL to appreciate the standard of accommodation on offer.

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

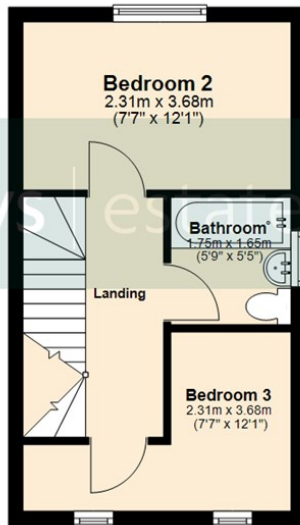




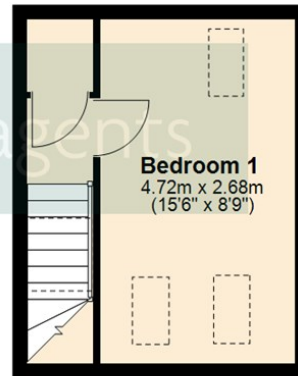
**Ground Floor**  
Approx. 24.8 sq. metres (266.6 sq. feet)



**First Floor**  
Approx. 24.5 sq. metres (263.6 sq. feet)



**Second Floor**  
Approx. 17.4 sq. metres (187.3 sq. feet)



Total area: approx. 66.7 sq. metres (717.4 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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