Blackthorn Avenue | Whinmoor | LS14 1FP

Offers Over £425,000

Three Bedroom Detached House | Council Tax Band D | EPC Rating A

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THREE BEDROOM EXTENDED DETACHED HOUSE * 2 RECEPTION ROOMS * OUTDOOR KITCHEN * SOLAR PANELS * NO CHAIN

This immaculate three-bedroom extended detached house is **for sale** in a sought-after residential area of **Leeds LS14**, offering modern living, strong energy efficiency and great family-friendly features.

Built in 2019 by Redrow builders, the property benefits from around three years of NHBC cover remaining, the property has an EPC rating of A, with owned solar panels along with EV charging, helping to keep running costs down.

Inside, an open-plan kitchen/dining space sits at the heart of the home, with a kitchen island, integrated appliances and plenty of natural light. French doors open directly onto the garden, creating an easy flow for everyday living and entertaining. A useful utility room helps keep laundry and storage neatly contained. There are two separate reception rooms: one with large windows, ideal as a main living room, and a second versatile room with garden access that can be used as a playroom, home office, snug or even forth bedroom.

Upstairs, the master double bedroom includes an en-suite shower room and built-in wardrobes. A second double bedroom also has built-in wardrobes, while the third is a generous single. The main bathroom features built-in storage and an over-bath shower. Outside, the rear garden is designed for relaxed outdoor living, with an outdoor fitted kitchen featuring polished concrete worktops, a pizza oven, BBQ, fridge and patio heaters, plus a hot tub area. Parking for a family is ample, there is two spaces to the front, plus a handy storage garage with roller door.

The location offers convenient public transport links into Leeds city centre and surrounding areas, with regular bus services from LS14 and easy road access to the A58 and A64 for commuting by car. Nearby you'll find local shops, schools and everyday amenities.

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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