



Woodlands Way | Whinmoor | LS14 2EY

£265,000

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

**Emsleys** | estate agents

\* THREE BEDROOM SEMI-DETACHED HOUSE \* BEAUTIFULLY PRESENTED \*

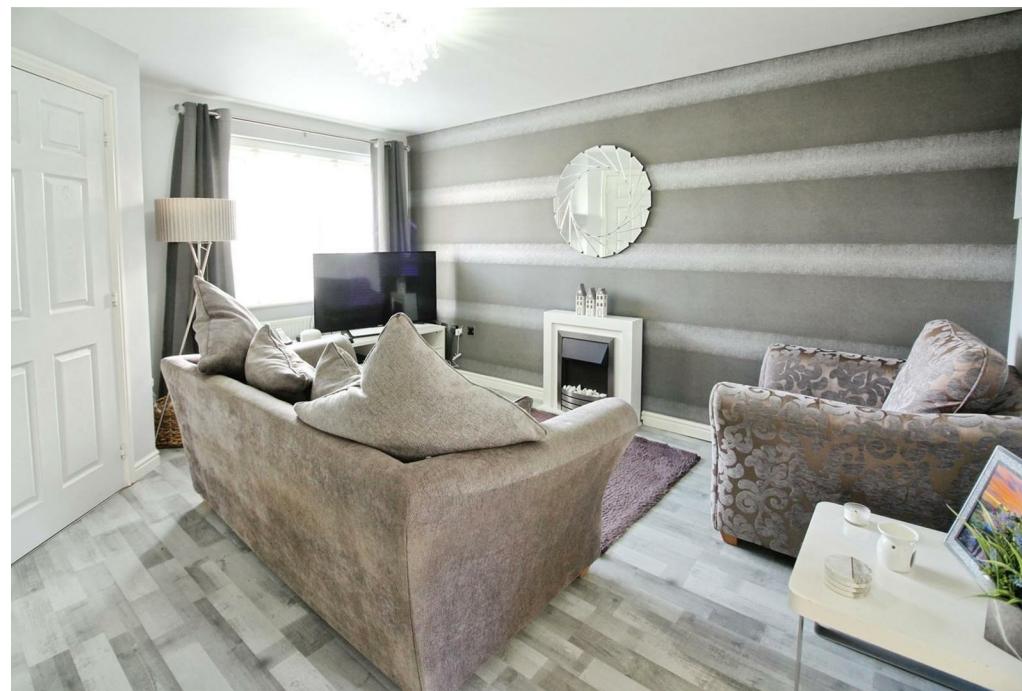
This three-bedroom semi-detached house is offered for sale will particularly appeal to first-time buyers seeking a 'turn key' home in a residential setting.

The property is entered through the composite front door to the hallway which provides a guest w.c. A spacious lounge offers an understair cupboard for everyday practical living and is complemented by a modern dining kitchen which connects well with the rear garden via French doors. Upstairs you will find two double bedrooms and one single bedroom, offering flexibility for family living, home working or guest use. The main bedroom benefits from an en-suite shower room and the house bathroom completes the accommodation.

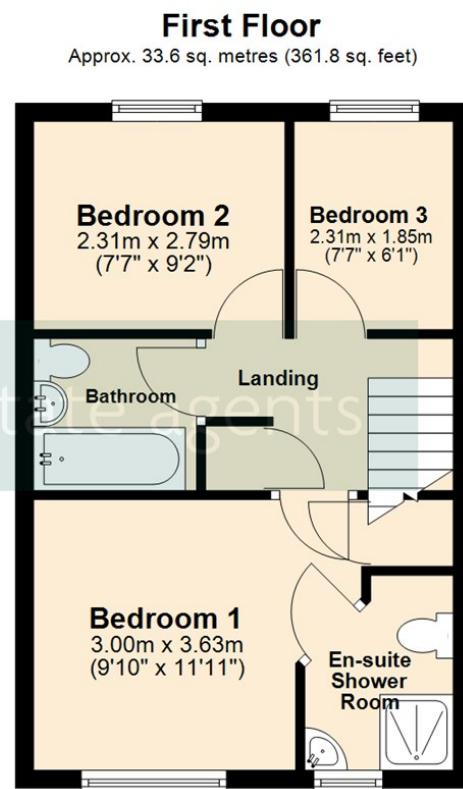
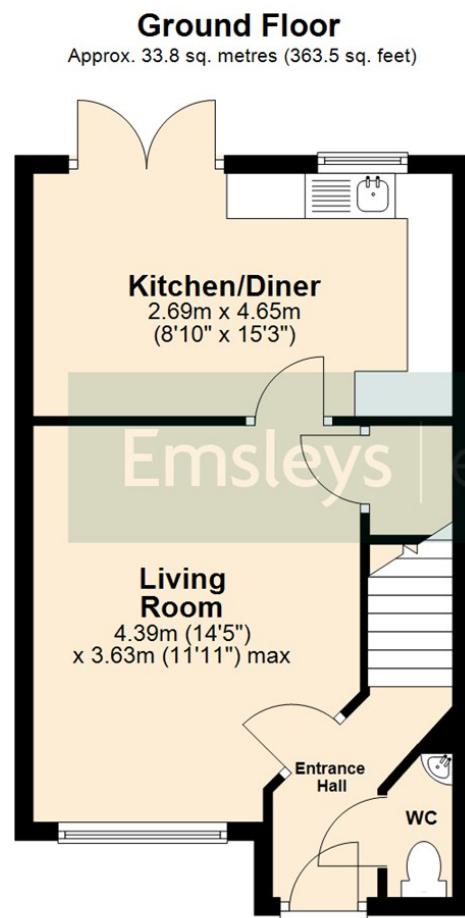
Externally, the landscaped rear garden provides an outdoor space perfect for summer BBQ's and entertaining and the tandem double parking bays add day-to-day convenience.

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.

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







Total area: approx. 67.4 sq. metres (725.2 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.

