

Mike
Dobson



11 Sycamore Avenue
Whinmoor, Leeds, LS14 2EX

£270,000

11 Sycamore Avenue

Welcome to this charming end-terrace house located on Sycamore Avenue in the desirable area of Whinmoor, Leeds. This modern three-storey property boasts a well-designed layout, perfect for families or those seeking extra space.

As you enter, you are greeted by a handy porch that leads into a bright and inviting reception room, ideal for relaxing or entertaining guests. The heart of the home is the contemporary kitchen/diner, which features integrated appliances, providing both style and functionality for your culinary adventures. This open-plan space is perfect for family meals or social gatherings.

The property comprises three spacious double bedrooms, ensuring ample room for everyone. One of the bedrooms benefits from an ensuite bathroom, offering a private retreat for its occupant. Additionally, there is a well-appointed family bathroom and a convenient downstairs WC, enhancing the practicality of the home.

Situated in a popular location, this property is close to local amenities and transport links, making it an excellent choice for those who value convenience. With its modern features and thoughtful design, this end-terrace house on Sycamore Avenue is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make this lovely house your new home.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>