



Willow Way,Whinmoor Leeds LS14 2EZ

welcome to

Willow Way, Whinmoor Leeds

Is your family GROWING? Then why not PLANT SOME ROOTS right here on WILLOW way! At a Guide Price of £290,000 - £300,000 this BEAUTIFULLY PRESENTED home is set over THREE FLOORS and includes a top floor master suite, PLUS off street PARKING and a REAR GARDEN!



Ground Floor

Entrance Hall

Having the composite entrance door to the front aspect, the alarm panel, and stairs to the first floor landing.

W.C

Equipped with a low level flush w.c, wash hand basin, and a gas central heating radiator. Frosted double glazed window to the front.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units, with work surfaces over. Includes a one and a half bowl stainless steel sink and drainer, an electric oven with a gas hob, matching splash back, and a cooker hood over. Also includes the combination boiler, and a double glazed window to the front aspect.

Lounge Diner

Featuring double glazed French doors leading out to the rear garden, a useful under stair storage cupboard, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a useful storage cupboard.

Bedroom Two

Having two double glazed windows to the rear aspect, and a gas central heating radiator.

Bedroom Three

Fitted with a window to the front aspect, and a gas central heating radiator.

House Bathroom

Consisting of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Also includes tiling to the floor and part tiled walls, a gas central heating radiator and a frosted double glazed window to the front.

Second Floor Landing

With stairs continuing from the first floor and having a gas central heating radiator, plus a roof window with fitted blackout blind.

Master Bedroom Suite

Having a double glazed window to the front aspect, storage to the eaves, gas central heating radiator, roof window, and the loft access hatch.

En-Suite

Fitted with a shower, wash hand basin and the low level flush w.c. Also includes a roof window, gas central heating radiator, and ceiling spotlights.

Exterior

Externally the property has a buffer garden to the front with pathway, and off street parking.

To the rear is an enclosed garden space with a lawn and pathway, gravel borders and generous garden shed.



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Willow Way, Whinmoor Leeds

- Guide Price £290,000 - £300,000
- Modern Mid Town House
- Three Bedrooms
- Accommodation Over Three Floors
- Ground Floor W.C & En-Suite

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£290,000 - £300,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT111703 - 0003

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