KATH | WELLS

ESTATE AGENTS & VALUERS

113 Whincover Drive
Leeds



2 Bedroom House - Semi-Detached
£185,000

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GROUND FLOOR:

Entrance Hallway:
Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

Living Room:






Double glazed window, double glazed French doors giving access to the rear, television point, central heating radiator

Fitted Breakfast Kitchen:





Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, built in breakfast bar

Utility Area:



Double glazed window, access to the side of the property, ample storage cupboards

FIRST FLOOR:

Landing:
Double glazed window, access to the first floor accommodation, access to a loft space

Bedroom One:





Double glazed window, fitted wardrobes, central heating radiator

Bedroom Two:




Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a three piece suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Garden:s:






The front garden is fully enclosed & includes a lawn space. The rear is a great size & comprises of a paved & decked patio as well as a good sized outhouse which provides ample outside storage space.

Off Street Parking / Driveway / Garage:



A driveway provides useful off street parking for two family sized cars. The garage is spacious & would also make a great outside storage space

Council Tax Band & EPC Rating:

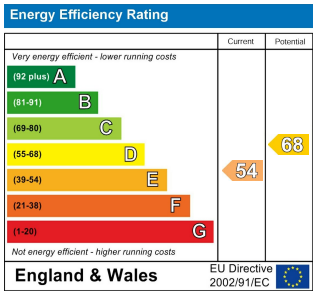
Council Tax Band: A / EPC Rating: E

EPC Link:

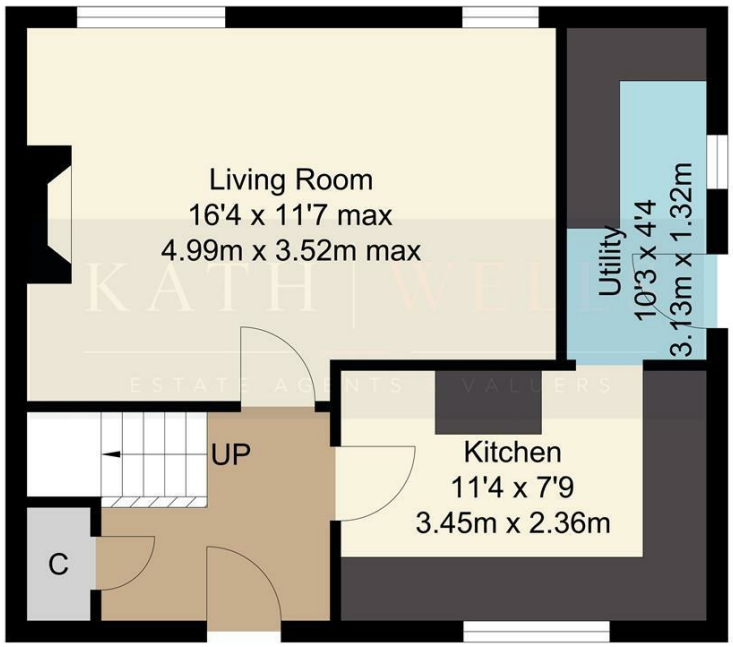
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Anti-Money Laundering (AML) Checks:

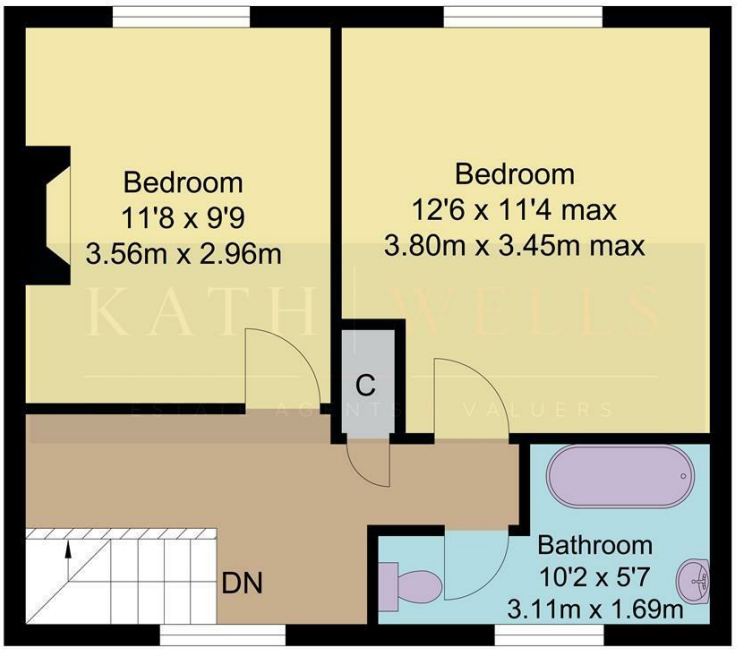
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



Ground Floor
Approx. 36.00 sqm.
(387.20 sqft.)



First Floor
Approx. 36.50 sqm.
(392.80 sqft.)