



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! 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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welcome to

Willow Way, Whinmoor Leeds

- Modern Mid Town House
- Three Bedrooms
- Accommodation Over Three Floors
- Ground Floor W.C & En-Suite
- Off Street Parking

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

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111894 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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