



Whincover Road, Leeds LS12 5JR

welcome to

Whincover Road, Leeds

Welcome to this stunning four-bedroom, three-bathroom semi-detached property located in the sought-after area of Whincover Road. This home has been lovingly decorated throughout and thoughtfully extended to create a fantastic modern living space, perfect for families.



Property Information

Welcome to this stunning four-bedroom, three-bathroom semi-detached property located on the sought-after Whincover Road. Perfectly positioned in a lovely residential area, the home benefits from a range of excellent local amenities including shops, schools, parks and convenient transport links into Leeds city centre. This property has been lovingly decorated throughout and thoughtfully extended to create a fantastic modern living space, ideal for families.

A beautifully finished and extended family home offering spacious and flexible living, a standout kitchen, and impressive outdoor space—ready to move straight into.

Hallway / Study

The property is entered via a welcoming entrance hallway, which offers a generous sense of space and provides an ideal area for a study or home office setup. From here, there is access to a convenient downstairs WC.

Downstairs Wc

Useful guest WC with hand basin.

Lounge

Leading off the hallway is the lounge, situated to the front of the property, featuring carpet flooring, an electric fire as a focal point, and modern spotlights. French doors open out to the rear garden, allowing plenty of natural light and creating a bright, airy living space.

Kitchen Diner

To the rear of the home is the extended kitchen diner, a spacious and well-designed area fitted with a range cooker, integrated dishwasher and central island, with ample room for dining and entertaining. The kitchen benefits from a pleasant outlook over the garden.

Bedroom Two

Another good size double bedroom.

Bedroom One With En-Suite

Good sized double room to the eaves, complete with dressing room, spotlights and its own en-suite

Bedroom Three

The third bedroom has carpet flooring and spotlights.

Bathroom

The main bathroom is fitted with lino flooring and includes a freestanding claw-foot bath alongside a separate walk-in shower.

Outside

Externally, the property enjoys a large rear garden with a mix of patio and decking areas, as well as a gated section. There is also an outhouse with electricity, providing additional versatile space. To the front, a driveway and garage offer off-street parking.



view this property online williamhbrown.co.uk/Property/PDY116127



welcome to

Whincover Road, Leeds

- House bathroom downstairs WC & en-suite
- Stylish kitchen with extension
- Large rear garden with patio and decking
- Garage and driveway
- Outhouse with electricity

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116127



Property Ref:
PDY116127 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk