



Whinmoor Way, Leeds, LS14

£165,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

****Guide price £165,000 - £170,000**** Well presented and deceptively spacious three bedroom semi detached property located in a popular modern development close to a good range of local shops, amenities and schools. The property is set over three floors and boasts a large living room with

Key features:

- Three bedrooms
- Popular modern development
- Large living room with french doors to garden
- Downstairs WC
- Fitted kitchen
- Large master bedroom with ensuite facilities
- House bathroom with three piece white suite
- Enclosed rear garden
- Close to local shops amenities and schools
- Easy access to Leeds city centre
- Excellent transport links
- Viewing highly recommended
- Detached garage

Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band B (£1286.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



****Guide price £165,000 - £170,000****

Well presented and deceptively spacious three bedroom semi detached property located in a popular modern development close to a good range of local shops, amenities and schools. The property is set over three floors and boasts a large living room with french doors to the rear garden, fitted kitchen, downstairs WC and two well proportioned bedrooms and house bathroom to the first floor. To the second floor there is a large master bedroom with an ensuite shower room, Externally, there is an enclosed rear garden with lawn and patio area, an open plan lawn area to the front and a detached single garage.

This popular area is well served by local public transport links and road networks providing easy access to Leeds city centre and the wider region beyond. For the Commuter ease of access to Wetherby Road and Leeds City Centre as well as the A1/M1 Link Road. Shopping facilities can be found at the Tesco Extra Centre which has a bus station and Crossgates with its wealth of amenities including a local Railway Station.

The accommodation comprises:

Hall

Radiator, part double glazed entrance door.

Living Room 5.81m (19'1") x 4.03m (13'3")

Storage cupboard, two radiators, telephone point, TV point, double glazed french doors to garden.

Kitchen 3.04m (10') x 1.89m (6'2")

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to front, radiator, tiled flooring.

WC

Fitted with two piece suite comprising wash hand basin with mixer tap and tiled splashback and low-level WC, radiator.

First Floor

Landing

Radiator.

Bedroom 4.11m (13'6") x 2.88m (9'6") max

Two double glazed windows to rear, radiator, TV point.

Bedroom 4.03m (13'3") x 2.69m (8'10") max

Two double glazed windows to front, radiator, TV point.

Bathroom

Fitted with three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, obscure double glazed window to side, radiator, tiled flooring.

Second Floor

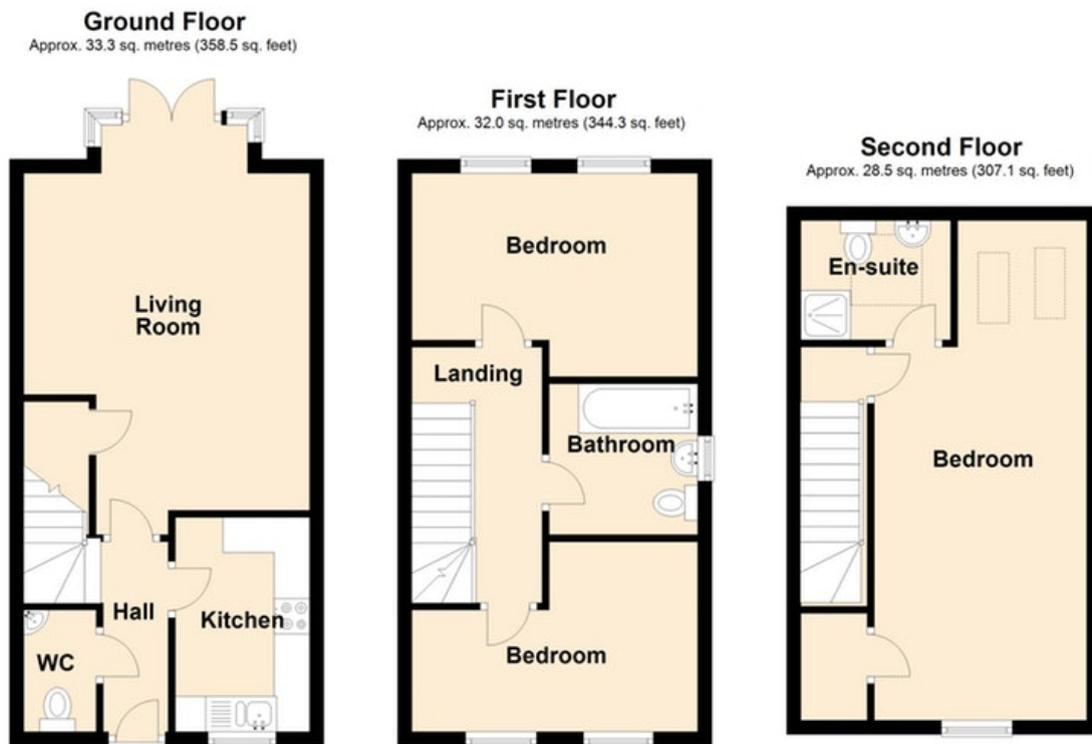
Bedroom 7.09m (23'3") max x 2.99m (9'10")

Double glazed window to front, two velux skylights, two radiators, storage cupboard.

En-suite

Fitted with three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, tiled shower cubicle and low-level WC, velux skylight, radiator, tiled flooring.

Floor plan:



Total area: approx. 93.8 sq. metres (1009.9 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

22, Whinmoor Way, LEEDS, LS14 5NJ

Dwelling type: Semi-detached house	Reference number: 8651-7729-6289-9777-0996
Date of assessment: 13 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 November 2019	Total floor area: 96 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,055
Over 3 years you could save	£ 156

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 222 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 156 over 3 years </div>
Heating	£ 1,467 over 3 years	£ 1,479 over 3 years	
Hot Water	£ 312 over 3 years	£ 198 over 3 years	
Totals	£ 2,055	£ 1,899	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="text-align: center; border: 1px solid black;">76</td> <td style="text-align: center; border: 1px solid black;">87</td> </tr> </table>	Current	Potential	76	87	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
Current	Potential					
76	87					

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 45
2 Solar water heating	£4,000 - £6,000	£ 108
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 885

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code