



Beech Way,Whinmoor Leeds LS14 2FN

welcome to

Beech Way, Whinmoor Leeds

HAVE YOU been looking for your NEXT FAMILY HOME? With fantastic living accommodation throughout, this incredible detached home could be the one for you! Offering a master bedroom with an EN-SUITE, a superb CONSERVATORY, plus gardens, this is a MUST SEE!



Entrance Hall

Having the entrance door to the front aspect, gas central heating radiator, and stairs to the first floor landing.

W.C

Fitted with a wash hand basin, a low level flush w.c, and a gas central heating radiator.

Lounge

Featuring French doors leading through to the conservatory, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, matching splash back, and a cooker hood over. Also includes a dishwasher, gas central heating radiator, and French doors with shutters leading through to the conservatory. Double glazed window to the side.

Conservatory

Conservatory with under floor heating, thermal blinds, door access into the kitchen and lounge, french style patio doors into the rear garden. Sky light window, two windows to the side and two windows to the rear.

Dining Room

Double glazed window to the front and a gas central heating radiator.

First Floor Landing

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

Bedroom One

With two double glazed windows to the front, a gas central heating radiator, and a door to the en-suite.

En-Suite

Equipped with a shower cubicle, a wash hand basin, and a w.c. part tiling, and a double glazed window.

Bedroom Two

Double glazed window to the front and a gas central heating radiator.

Bedroom Three

Double glazed window to the rear, fitted wardrobe, and a gas central heating radiator.

Bedroom Four

Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Family bathroom with bath and shower over head, W/C, washing hand basin, par tiled walls throughout, double glazed window to the rear.

Exterior

Externally the property has ample off street parking to the front with access to the integral garage, while to the rear is an enclosed garden space which is mostly laid to lawn.



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welcome to

Beech Way, Whinmoor Leeds

- Detached Family Home
- Four Bedrooms
- Master Bedroom With En-Suite
- No Chain
- Ready To Move In To

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT111931](https://www.williamhbrown.co.uk/Property/CGT111931)



Property Ref:
CGT111931 - 0003

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