

14 Whincover Mount Farnley



**Two Bedroom Semi Detached
Offers in the region of: £124,995**

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14 Whincover Mount Farnley, LS12 5JX

*** NO CHAIN ON COMPLETION * *
DG & CH * * LARGE REAR
GARDEN * * CONSERVATORY *
* TWO DOUBLE BEDROOMS * *
RECENTLY FITTED BATHROOM
& KITCHEN * * INTEGRAL
KITCHEN APPLIANCES * * VERY
WELL PRESENTED ***

Early internal viewing is highly recommended for this TWO DOUBLE BEDROOM SEMI DETACHED which is being sold CHAIN FREE ON COMPLETION and situated amidst similar style property in a popular residential area of Farnley. The property has been MAINTAINED TO A HIGH STANDARD and benefits from having a RECENTLY FITTED MODERN MATHROOM & FITTED KITCHEN. Briefly throughout the accommodation comprises of a HALLWAY with stairs rising to the first floor, a THROUGH LIVING ROOM with French doors opening onto a CONSERVATORY, a MODERN FITTED KITCHEN with an ample range of cabinets and INTEGRAL KITCHEN APPLIANCES, TWO DOUBLE BEDROOMS (one of which has FITTED WARDROBES), and a recently fitted BATHROOM / WC with a modern white suite and a shower over the bath. Local amenities and well regarded schools are within walking distance. The motorway networks, Leeds City centre and the Outer Ring Road are a short drive

The Property Benefits From:

No Chain On Completion, DG & CH, Fitted Wardrobes, Integral Kitchen Appliances, Recently Fitted Bathroom & Kitchen, Gardens, Parking

The Property Comprises of:

Hallway, Living Room, Conservatory, Fitted Kitchen, Two Double Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, double glazed window to the side elevation, stairs rising to the first floor, central heating radiator, under-stairs storage cupboard

Living Room:

A good sized through living room, double glazed window to the front elevation, double glazed French doors opening onto the conservatory, a fireplace and hearth with an inset coal effect gas fire, television point, central heating radiator, ceiling coving





Fitted Kitchen:

Double glazed window to the rear elevation, a part glazed side entrance door, a range of modern and recently fitted wall, drawer & base units, work surfaces, a stainless steel sink and drainer, electric oven / grill, electric hob, extractor hood above, microwave, plumbing for an automatic washing machine, integral fridge / freezer, pelmet lighting

FIRST FLOOR:

Landing:

Double glazed window to the side elevation, access to the first floor accommodation, access to the loft space

Bedroom One:

Two double glazed windows to the front elevation, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space



Conservatory:

A uPVC conservatory with a dwarf wall, French doors opening onto the rear garden, laminated flooring



Bedroom Two:

Double glazed window to the rear elevation, central heating radiator



Bathroom / WC:

Two double glazed windows, a modern recently fitted white suite comprising of a low flush WC, panelled bath with a plumbed shower above, wash basin, extractor fan, fully tiled walls, central heating radiator / towel warmer



TO THE OUTSIDE:

Gardens:

The front garden is enclosed by a low wall and block paved. The rear garden is a good size with a paved seating area, a lawn and a variety of mature planting



Parking:

A block paved area to the front of the property provides useful off street parking

Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, turn right onto the Ring Road and continue to the first set of traffic lights, turn left into Whincover Drive, and third right into Whincover Mount where number 14 can be

Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients.

Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we

Reference 7979 - 08 October 2019

Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been

These details have not yet been checked or approved by the vendor and may be subject to change!!

