

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Whincover Drive

Leeds, LS12 5AE

£90,000



Council Tax: A



# 145 Whincover Drive

Leeds, LS12 5AE

£90,000



- FIRST FLOOR APARTMENT
- ONE DOUBLE SIZED BEDROOM
- DOUBLE GLAZED & GAS CENTRAL HEATING
- MODERN KITCHEN & BATHROOM
- OPEN LOUNGE/DINING
- FRONT GARDEN & CAR PARK
- NO CHAIN INVOLVED
- PERFECT FOR FIRST TIME BUYER

This one bedroom FIRST FLOOR APARTMENT is offered with NO CHAIN INVOLVED and perfect for FTBs or an INVESTOR.

The living accommodation has DOUBLE GLAZING throughout and GAS CENTRAL HEATING provides background and water heating. Comprising, a ground floor door leads to a staircase and first floor landing/hall with loft access. The LIVING ROOM is spacious and would accommodate both lounge and dining furniture.

The KITCHEN has ample fixed storage units with worktop /sink and space for cooker and washer. The BEDROOM is at the rear the and is a double sized room. The BATHROOM, has a combined white suite with tiled walls and an electric shower over the bath.

Outside the property is a front garden area and a car park which is accessed from the rear footpath. The apartment is in a convenient location only 100 metres to a local convenience store and regular bus routes to Leeds, Farnley park is only 250 metres from the property for walks into the woods and fields around.

## HALL/LANDING

## LIVING ROOM

14'2" x 13'6" max (4.34 x 4.13 max)

## KITCHEN

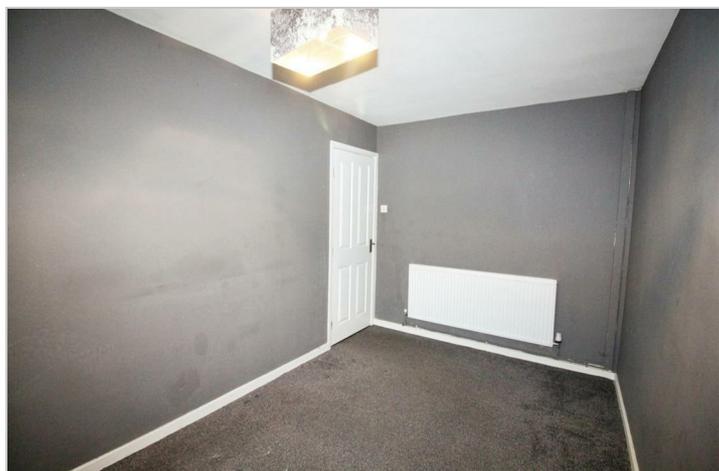
9'4" x 8'5" (2.87 x 2.57)

## BATHROOM

5'8" x 5'5" (1.75 x 1.66)

## BEDROOM

12'0" x 7'8" (3.67 x 2.36)



## Road Map



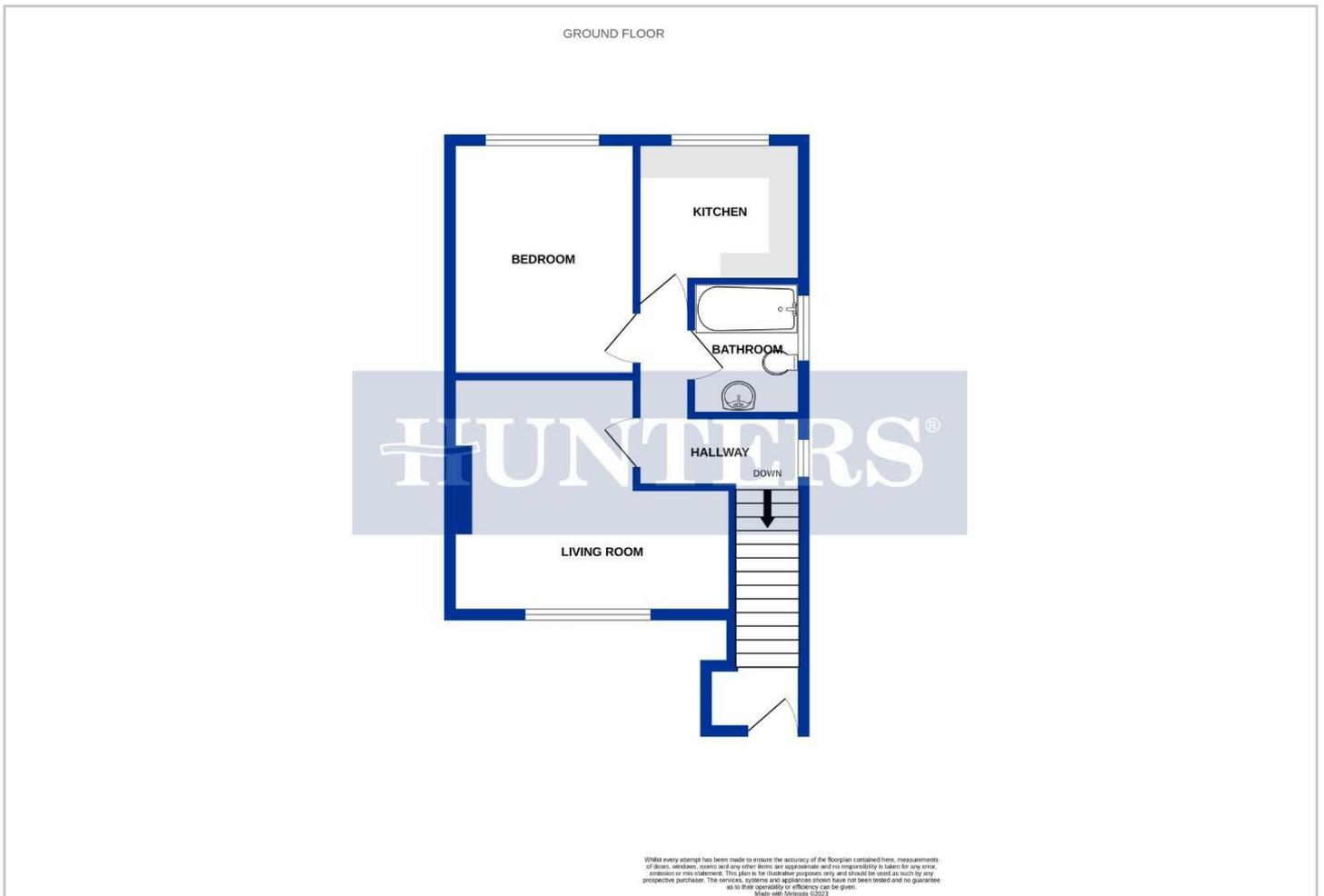
## Hybrid Map



## Terrain Map



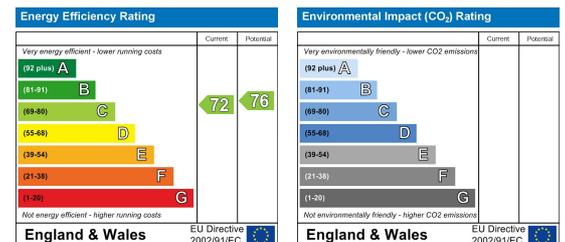
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.