



WHINCOVER ROAD,
FARNLEY, LEEDS,
LS12 5JZ
£140,000

3 Bedroom House

LINLEY &
SIMPSON

CHAIN FREE SALE of this THREE BEDROOM SEMI DETACHED. Available for sale now is this deceptively large, three-bedroom semi in a nice, Farnley location. The house is in need of a little TLC but will be a lovely family home again for many years with the right buyer. Call today to view!

Farnley is a residential district which is located in South Leeds between Leeds City Centre and Pudsey which makes commuting to the city centre (which has the largest train station in the North of England) very convenient. Farnley also has fantastic road links and easy access to the motorways and bus links for commuting too. There are communal green spaces to be found throughout and there is easy access to shopping centres and smaller local shops conveniently positioned too. There are good primary and secondary schools close by including Farnley Academy and there are remnants of Farnley's historic past in the form of many mills from the industrial revolution and monuments too.

Ground Floor

Entrance Porch

Main entrance into the house is via a modest front internal hall, this is a handy space for removing coats and shoes after enjoying the local countryside. There is also a side external door leading to the utility room that may be very useful for unloading shopping etc.

Living/ Dining Room

The main reception room in the house is the large living/ dining room. This is a very decent sized space with a large, front-facing window looking over the grassy verge outside the front of the house and to the rear there is a large window looking over the rear garden. This large reception room spans the full depth of the house.

Kitchen

The kitchen has ample wall and base units, including storage under counter. There are dual aspect windows making this a nice bright room. There is plumbing in this room for washing machine and a storage cupboard/ pantry in the kitchen too.

Utility Room

Rare for a house of this style and age there is a utility room! Accessed through the kitchen or via an external door this is a very useful space which of course could be incorporated into the kitchen if needed (STPP).

First Floor

Master Bedroom

The master bedroom on the first floor and is a large, front-facing double bedroom with an outlook over the front aspect. This is a nice, bright room (having such a large window) and there is a chimney breast which is a nice focal point in the room.

Bedroom Two

The second bedroom is another double at the rear of the first floor looking over the rear garden.

Bedroom Three

The third bedroom is a nice sized single which could be used as a home office if needed. There is a built in storage cupboard above the bulkhead in the third bedroom which could serve as a wardrobe.

House Bathroom and Separate Toilet

The house bathroom is located on the first floor and is a white, two-piece suite including a bath with over-head shower, and hand basin at the rear of the house. The toilet is in a separate but attached room next door to the bathroom. It would be possible to knock these rooms into one, large modern bathroom if desired by the buyer.

External

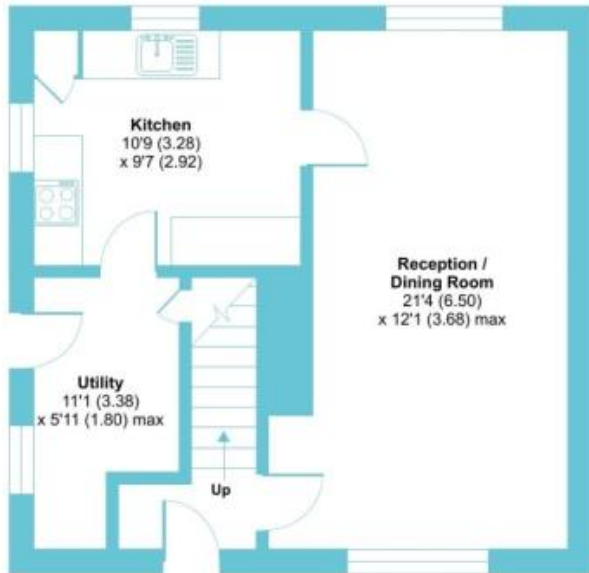
Externally at the front there is a well-established front garden which is low-maintenance and serves as a nice buffer between the pavement and the house. Across from the front garden there is a council maintained grassy verge that means that you cannot park a car directly outside the house; but it does mean that there is a nice private outlook. To the side and rear of the house there are nice, flat garden spaces which could be landscaped and enjoyed by the lucky new buyer.



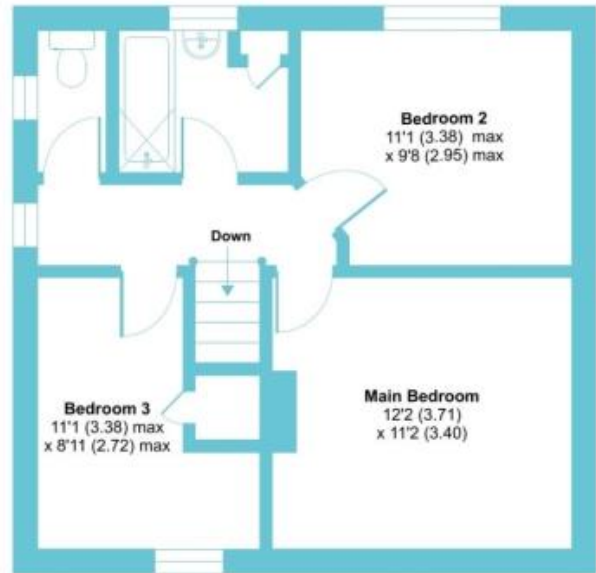
Whincover Road, Leeds, LS12

Approximate Area = 938 sq ft / 87.1 sq m

For identification only - Not to scale



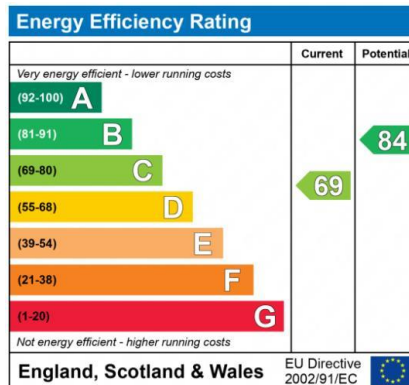
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Linley & Simpson. REF: 652646



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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