



### 3 bed semi-detached house to buy in LS12

Whincover Gardens, Leeds, Leeds, West Yorkshire, LS12 5DA

**£145,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Semi Detached House
- ✓ 3 Well-proportioned Bedrooms
- ✓ Driveway and Detached Garage
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Set on a generous plot, this three-bedroom semi-detached home offers excellent potential for buyers looking to modernise and create a fantastic family residence. With spacious living accommodation across two floors, a detached garage with a work pit, and a large rear garden, this property is ideal for those seeking a project with long-term rewards.

### GROUND FLOOR

The property is entered through a welcoming hallway which gives access to the ground floor accommodation. To the front, the spacious lounge extends the full depth of the house, with dual-aspect windows providing an abundance of natural light. The kitchen is well-proportioned and offers direct access into the dining room, creating a functional and sociable layout.

### FIRST FLOOR

The first-floor landing provides access to three bedrooms and the shower room. The master bedroom and bedroom two are both comfortable doubles, while bedroom three is a generous single, perfect for a child's room, home office or guest bedroom. A shower room completes the first-floor layout.

### OUTSIDE

To the front of the property is a fully enclosed garden alongside a driveway that stretches the length of the plot, leading to a detached garage at the rear, complete with a work pit, making it an ideal space for car enthusiasts or additional storage. To the rear, the property boasts a large, fully enclosed garden split over two levels, featuring a substantial patio seating area - perfect for outdoor entertaining and family living.

### LOCATION

Whincover Gardens is well positioned for local amenities, schools, and excellent transport links, with Leeds city centre and the motorway network within easy reach.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
97 sq m / 1046 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft

First Floor  
Approx 40 sq m / 426 sq ft

Outbuilding  
Approx 17 sq m / 187 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Whincover Gardens, Leeds, Leeds, West Yorkshire, LS12 5DA

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