



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) A | | |
| (81-91) B | | 86 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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

Contact your local branch today for more information on this property:

HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,
<https://www.simply-residential.co.uk/>

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