



76 Alder Road  
Whinmoor  
Leeds  
West Yorkshire  
LS14 2FJ

Offers In Excess Of £385,000

bettermove

# Alder Road Leeds

Bettermove are proud to present this 4 bedroom detached house in Whinmoor, Leeds.

This property benefits from high performance glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is E.

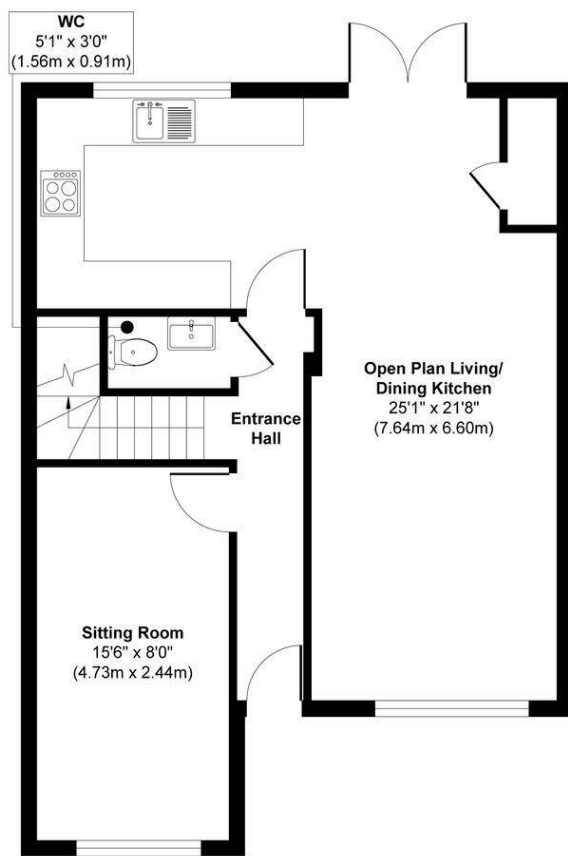
The interior of this beautifully presented property comprises a large, open plan living/dining/kitchen area, WC, with the garage being converted into a second reception room. The first floor consists of four bedrooms, with the master bedroom benefitting from park views, and a private en-suite, alongside the family bathroom. Outside, the property boasts a private garden, with decking, patio and lawn areas, perfect for enjoying the summer months.

Located in the sought after area of Whinmoor, Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Cross Gates Train Station, a variety of local bus routes, and quick access to the A64, leading to Leeds and York.

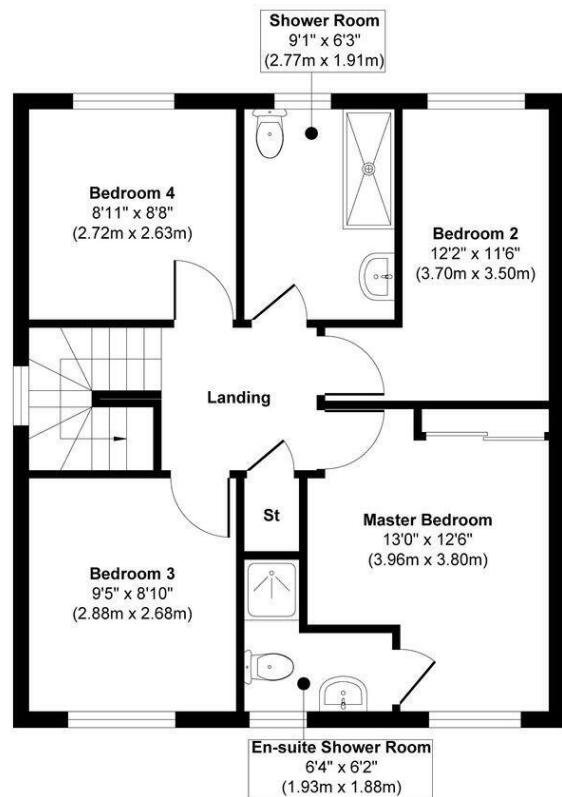
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.







**Ground Floor**  
Approximate Floor Area  
589 sq. ft  
(54.74 sq. m)



**First Floor**  
Approximate Floor Area  
542 sq. ft  
(50.42 sq. m)

**Approx. Gross Internal Floor Area 1131 sq. ft / 105.16 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)