

# property details **approval form**

Springwell Gardens, 151 Whitehall Road, Leeds, West Yorkshire, England, LS12 1BT

**Date:** 02 May 2025

**Property Ref and Version:** HEA108888 - 0009

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers over £140,000

Tenure: Leasehold

## >> **key features**

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- > OPEN HOUSE 17TH MAY 12:30-1:30PM PLEASE CALL THE OFFICE TO SECURE YOUR BOOKING!
- > Open plan living
- > City Views
- > Central Leeds Location
- > Modern throughout
- > No onward chain
- > Communal Lobby & Garden
- > Upper floor - One bedroom apartment
- > EPC Rating: B

## >> **short description**

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Upper floor, one bedroom modern apartment, offering open plan living and City Views. In a Central Leeds Location a great opportunity for First time buyers/ Investors and offered with no onward chain.

## >> **long description**

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Situated in a prime Leeds Location we offer a fantastic one bedroom modern apartment with open plan living and stunning city views. The apartment briefly comprises of Lounge/Kitchen with one bedroom and en-suite shower-room. There is a lobby communal area and garden. With easy access into Leeds City Centre and Leeds University and Leeds Train Station services a wide area, perfect for commuters! This apartment will appeal to a wide range of buyers and early viewing is highly recommended. Offered with no onward chain.

## >> **directions**

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>> **Agent Note**

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## >> room description

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### **Lounge/Kitchen**

28' 1" MAX x 8' 7" MAX ( 8.56m MAX x 2.62m MAX )

Offering open plan living/kitchen - The modern kitchen offers wall and base units, with integrated appliances including electric oven, slim line dishwasher and fridge freezer. Laminate flooring continues through out into the lounge area with fully glazed patio doors boasting city views.

### **Bedroom One**

9' 8" max x 7' 8" max ( 2.95m max x 2.34m max )

Cosy bedroom with carpet flooring and modern radiator with fully glazed patio doors with boasting city views. The boiler is housed in a large cupboard with storage space below.

### **Bathroom - En Suite**

Modern bathroom, fully tiled fitted with a 3 piece suite, comprising of a large rainfall shower, wall hung WC and sink.

### **Communal Lobby**

Communal Lobby offers seating area and work stations and a place for socialising.

### **Outside**

There is access to a communal garden.

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## >> **property images**



**Your William H Brown office:** 1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE  
**T** 0113 278 5337 **E** [Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)

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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Simran Kaur		
Mr L.J. Robins		