



**Welton Court Welton Grove,LEEDS LS6 1ES**

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## **Welton Court Welton Grove,LEEDS**

This well presented two-bedroom first-floor flat offers a fantastic opportunity for both working professionals and investors alike. Located just a short distance from the vibrant heart of Headingley, it combines convenience, comfort, and practical living in one of Leeds' most sought-after areas.



## Lounge

12' max x 19' 8" max ( 3.66m max x 5.99m max )

A generously sized lounge with a soft carpet underfoot, offering a bright and airy feel. A large window to the rear invites in natural light, complemented by two radiators that ensure year-round comfort.

## Kitchen

11' 4" max x 7' 1" max ( 3.45m max x 2.16m max )

A well-appointed kitchen featuring gloss cream units and durable laminate worktops. The built-under oven and a range of freestanding appliances offer practicality, while the rear-facing window fills the room with natural light. Easy-clean lino flooring and tiled splashbacks combine style and function. The boiler is neatly housed in a cupboard, keeping the space tidy and streamlined.

## Bedroom 1

13' 7" max x 9' max ( 4.14m max x 2.74m max )

A bright and spacious double bedroom featuring plush carpeting and a rear-facing window that invites natural light. Built-in storage with sliding-folding doors keeps belongings neatly tucked away, also has radiator for comfort, while the open layout offers plenty of room for additional freestanding furniture

## Bedroom 2

6' 9" max x 10' 11" max ( 2.06m max x 3.33m max )

A cosy and well-proportioned single bedroom featuring soft carpeting and a rear-facing window that draws in natural light. The room includes a built-in cupboard with folding sliding doors for convenient storage, while a radiator ensures comfort. There's also ample room to accommodate freestanding furniture around the single bed setup, could also fit a small double.

## Bathroom

A practical and modern bathroom featuring easy-care lino flooring and a panelled bath with an overhead shower. The tiled walls provide a sleek, water-resistant finish, while a rear panel adds a subtle decorative touch behind the bath. Complete

with a toilet and a radiator for comfort, the space blends function with clean, simple design.

## Parking

Private car park with a security camera in place, offering added peace of mind. Includes 1 parking permit for designated access. (potential for 2 spaces)



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## **Welton Court Welton Grove, LEEDS**

- Guide Price £130,000-£140,000
- 2 Bedroom First Floor Flat
- Located In a Sought After Area
- Private Car Park - 1 Parking Permit - Potential For 2 Spaces
- Good Transport Links To Leeds City Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1650.00

Ground Rent: 127.50

This is a Leasehold property with details as follows; Term of Lease 200 years from 10 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA109214 - 0004

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