



Whitehall Quay, Leeds, LS1 4BU

£20,000 BELOW MARKET PRICE - CASH BUYERS ONLY - STUNNING WATERFRONT LOCATION - 'RIGHT ON THE RIVER' - TWO DOUBLE BEDROOMS - TWO BATHROOMS - TWO BALCONIES - 700 SQ FT - SOUTH FACING - FIVE MINUTES WALK LEEDS CITY STATION - UNIQUE OPPORTUNITY - NOT TO BE MISSED. A most impressive very well appointed two bedroomed apartment affording a delightful outlook over the river from a superb position on the second floor of this prestigious riverside development less than five minutes walk from City Square and Leeds train station. You must go inside to appreciate this fine property which comprises communal lobby, entrance hall, very spacious 21 ft living room with lounge/dining area and modern fitted kitchen area, south facing balcony, two double bedrooms, en suite shower room, second balcony, house bathroom, electric heating, wood flooring, fitted carpets and sealed unit double glazing.

Offers Over: £170,000

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COMMUNAL LOBBY

Secure mail box. Two lifts to all floors.

ENTRANCE HALL

Built in storage cupboard housing hot water tank.
Built in cloaks cupboard. Wood flooring. Radiator.

LIVING ROOM

6.40m (21' 0") x 3.51m (11' 6")

LOUNGE/DINING AREA

Delightful outlook over the river. French window to balcony. Wood flooring. Radiator.

KITCHEN AREA

Inset single drainer stainless steel sink unit with mixer tap. Good range of wall cupboards. Range of floor cupboards. Formica work surfaces. Stainless steel built under oven. Ceramic four hob unit with stainless steel splash back and matching 'chimney' extractor hood. Integrated fridge/freezer, dishwasher and automatic washing machine. Matching part mosaic tiled walls. Wood flooring.

BALCONY

Spectacular outlook over the river with views up and downstream.

BEDROOM 1

3.66m (12' 0") x 3.66m (12' 0")

Built in double wardrobe. Radiator. Fitted carpet.

EN SUITE SHOWER ROOM

Shower cubicle. Pedestal wash hand basin with mixer tap. Concealed low level W.C. Matching fully tiled walls. Matching tiled floor. Inset display shelf. Two large mirrors. Heated towel rail.

SECOND BALCONY

BEDROOM 2

3.05m (10' 0") x 2.59m (8' 6")

Radiator. Fitted carpet.

HOUSE BATHROOM

Panel bath with mixer tap, shower attachment and shower screen. Wash hand basin with mixer tap. Concealed low level W.C. Matching fully tiled walls. Matching tiled floor. Two large mirrors. Heated towel rail.

ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Saturday: 09:00 - 17:30

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

