



**Woodhall Drive, Leeds LS5 3LQ**

## welcome to Woodhall Drive, Leeds

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- FRONT AND REAR GARDENS
- PARKING SPACE
- WELL-PRESENTED THROUGHOUT

Tenure: Leasehold EPC Rating: Awaited  
Council Tax Band: A Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price  
**£120,000**

Situated in LS5, this well-presented one-bedroom ground floor flat offers comfortable living with both front and rear gardens, ideal for relaxing or entertaining. The property benefits from a dedicated parking space, making it perfect for professionals or couples seeking convenience.



### Ground Floor

#### Lounge

15' 7" MAX x 11' 1" MAX ( 4.75m MAX x 3.38m MAX )

#### Kitchen

8' 5" MAX x 5' 1" MAX ( 2.57m MAX x 1.55m MAX )

#### Bedroom

13' 4" MAX x 9' MAX ( 4.06m MAX x 2.74m MAX )

#### Bathroom

**view this property online** [williamhbrown.co.uk/Property/HEA109402](http://williamhbrown.co.uk/Property/HEA109402)



#### Property Ref:

HEA109402 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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