



Whitehall Green, Leeds LS12 5LT

welcome to

Whitehall Green, Leeds

Attention first time buyers and investors! A well presented top floor apartment with NO ONWARD CHAIN, situated within this two storey block of JUST FOUR APARTMENTS. Boasting ample living space with TWO DOUBLE BEDROOMS, Juliet Balcony, allocated parking plus visitor parking. A must see!



Entrance Hallway

Via a private entrance door, with electric heater, airing cupboard, doors to all the rooms and access to the loft storage via a hatch.

Lounge / Diner

16' x 9' 11" (4.88m x 3.02m)

A light and airy room with patio doors leading out to a Juliet Balcony overlooking the communal grounds. With double doors to the hallway, archway to the kitchen and electric heaters.

Kitchen

9' 7" x 5' 8" (2.92m x 1.73m)

A modern fitted kitchen with a range of wall and base units with complementary work surfaces, stainless steel sink unit, integral oven, hob and cooker hood, plumbing for a washing machine, space for a fridge freezer and a window overlooking the communal gardens.

Bedroom One

10' 7" x 10' 1" (3.23m x 3.07m)

A double bedroom with walk in wardrobe, two windows and an electric heater.

Bedroom Two

10' 2" x 6' 8" (3.10m x 2.03m)

Another double bedroom with a window and electric heater.

Bathroom

With a modern white three piece suite, comprising panelled bath with shower over, W.C and pedestal wash hand basin, plus electric heater.

Outside

There are landscaped communal gardens, in addition to allocated parking and visitor parking.

Agent's Note

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is an employee of Sequence (UK) Limited / William H Brown.



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Whitehall Green, Leeds

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- WALK IN WARDROBE TO MASTER
- NO ONWARD CHAIN
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: D

£100,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PDY114404 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk