



**Whitehall Road, Leeds LS12 5EL**



**welcome to**

## **Whitehall Road, Leeds**

While the house does need central heating adding, the potential for customisation allows you to add your own touch. The current owner has lovingly lived here for 43 years, a testament to the friendly neighbourhood and wonderful community.



## Property Information

Three-bedroom semi-detached home. This property boasts a range of features that make it the perfect place to call home.

Upon entering, you'll find a spacious living area leading into a delightful conservatory, which offers additional living space. The conservatory opens onto a paved garden, providing a low-maintenance outdoor space.

The garden also features a summerhouse with power.

This home includes off street parking to the driveway. It is being sold with no onward chain, making for a smoother and quicker transaction.

The front of the house is equipped with secondary double glazing, enhancing energy efficiency and reducing noise.

## Lounge

16' 3" max x 14' 6" max ( 4.95m max x 4.42m max )  
Large living room with double glazed window to the front elevation and external door that opens all the way up. Gas fire. Access to kitchen and first floor.

## Kitchen Diner

16' 2" max x 11' 5" max ( 4.93m max x 3.48m max )  
With wall hung, drawer and base units, sink with drainer, electric oven and hob, useful pantry, blocked off fire place, door to side with access to drive.

## Conservatory

17' 4" max x 12' 6" max ( 5.28m max x 3.81m max )  
Under floor heating (not checked).Tile flooring.  
Double glazed windows and patio doors leading to the rear garden.

## Landing

Gas heater, double glazed window to the side, carpet.

## Bedroom 1

11' 5" max x 10' 2" max ( 3.48m max x 3.10m max )  
Double bedroom with far reaching views, carpet, blocked off fire, secondary double glazing.

## Bedroom 2

11' 6" max x 10' 5" max ( 3.51m max x 3.17m max )  
Double bedroom with fitted wardrobe, carpet and double glazed window to the rear elevation.

## Bedroom 3

6' 9" max x 5' 6" max ( 2.06m max x 1.68m max )  
Secondary double glazing, carpet.

## Bathroom

7' 3" max x 5' 7" max ( 2.21m max x 1.70m max )  
Bath with shower, wash basin, WC, frosted double glazed window.

## Garden

Far reaching garden being paved and with access to the drive.  
Garden shed behind the summer house.

## Summer House

11' 7" max x 8' 9" max ( 3.53m max x 2.67m max )  
Wooden summer house with power.

## Agents Note

The far reaching view has been taken from the bedroom window and is not part of the property.



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## **Whitehall Road, Leeds**

- No Chain
- Conservatory
- Summerhouse with Power
- Drive
- Large Rear Garden

Tenure: Freehold EPC Rating: F

# £290,000



Please note the marker reflects the postcode not the actual property

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