



Whitehall Road, Leeds, LS12 5EL

welcome to

Whitehall Road, Leeds

A fantastic opportunity to purchase a lovely family home in a well regarded location. Boasting SPACIOUS accommodation including TWO RECEPTION ROOMS plus DINING KITCHEN in addition to a generous garden and off road parking. Offered for sale with NO ONWARD CHAIN, this is a must see!



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

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY112312 - 0006

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