



Whitehall Road, Leeds LS12 4AR

welcome to

Whitehall Road, Leeds

Located on Whitehall Road with excellent commuter links to the Leeds Ring Road to Leeds, Bradford, White Rose centre and motorways. Improved by the current owner to include the new decking and shed to the side.



Property Information

This charming semi-detached family home offers a perfect blend of modern living and comfort. The property is ready to move into and benefits from a decked area to the rear. Early viewing is recommended to avoid disappointment. Kitchen diner, an open space with a range of fitted wall and base units, work-surfaces incorporating a sink and drainer unit, oven, hob, and space and plumbing for a washing machine. Three good-sized bedrooms, including a well-presented main bedroom and modern house bathroom.

Entrance Hall

Front entrance door to entrance hall with central heating radiator.

Lounge

12' 9" max x 10' 9" max (3.89m max x 3.28m max)
Good size room, carpet, electric fire and fire place, radiator, double glazed window to the front elevation.

Kitchen Diner

17' 1" max x 14' 5" max (5.21m max x 4.39m max)
The space features an open-plan layout, with a modern kitchen area on one side and a cozy dining area on the other. Sleek cabinets create a clean and contemporary feel in the kitchen, while the dining space has space for table and chairs. Patio doors lead to patio area and onto the rear garden.

Landing

Staircase rising to the first floor.

Bedroom 1

13' max x 10' 5" max (3.96m max x 3.17m max)
Double bedroom with carpet, double glazed windows to the front elevation, radiator.

Bedroom 2

12' 3" max x 9' 5" max (3.73m max x 2.87m max)
Double bedroom with laminate flooring, double glazed window to the rear elevation, radiator.

Bedroom 3

6' 8" max x 6' 4" max (2.03m max x 1.93m max)
Laminate flooring, double glazed window to the front elevation, radiator.

Bathroom

Modern bathroom with bath, low flush WC, wash basin, radiator, vinyl flooring, frosted glazed window.

External

Stairs to the front garden and access to the property.
Nice green space and paved area.
To the rear patio area, perfect for enjoying the summer months.
Electric point.



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welcome to

Whitehall Road, Leeds

- Three Bedroom Semi Detached Property
- Decking To Garden
- Spacious Kitchen Diner
- Good Sized Lounge
- Excellent Commuter Links

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115473 - 0005

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)