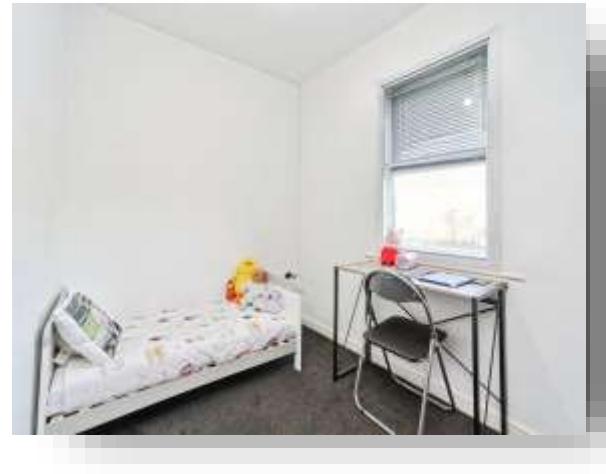
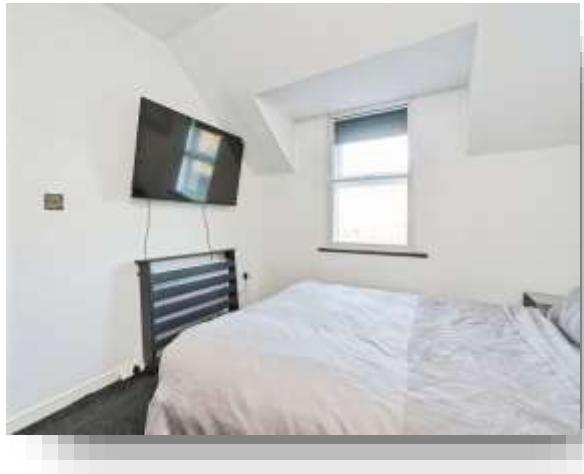
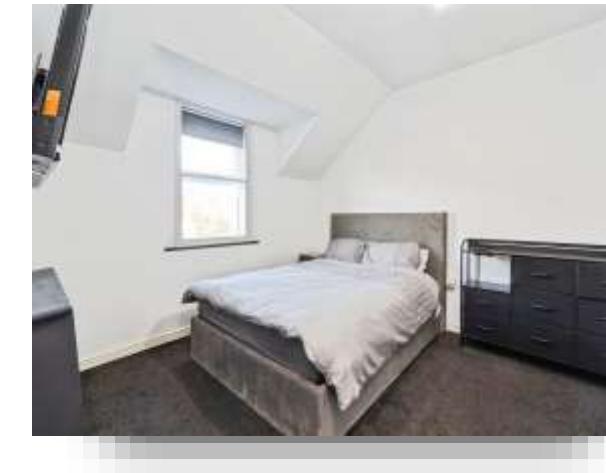


Whitehall Drive, Leeds, LS12 5LW

welcome to

Whitehall Drive, Leeds

This modern third-floor flat on Whitehall Road offers two bedrooms, a spacious lounge with a Juliet balcony, a stylish bathroom, and the convenience of allocated parking — an ideal low-maintenance home in a great location.



Property Information

This attractive third-floor flat on Whitehall Road offers two well-proportioned bedrooms and a spacious lounge that opens onto a charming Juliet balcony, allowing plenty of natural light to flow through the living space. The property also benefits from a modern bathroom and the convenience of allocated parking, making it an appealing choice for comfortable, contemporary living.

Entrance Hall

The entrance hall features laminate flooring, an electric radiator, and a boiler neatly housed in a cupboard.

Lounge

16' 3" x 10' 1" (4.95m x 3.07m)

The lounge is a large, neutrally decorated room with carpeted flooring and a Juliet balcony to the rear.

Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)

The kitchen includes a double-glazed rear window, a stainless steel sink, an induction hob with electric oven, lino flooring, and a range of wall and base units with worktops over.

Bedroom One

10' 5" x 9' 9" (3.17m x 2.97m)

Bedroom One features a double-glazed window to the front, carpeted flooring, an electric radiator, and built-in wardrobes.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

Bedroom Two offers a double-glazed window to the front, carpeted flooring, and an electric radiator.

Bathroom

7' 7" x 5' 4" (2.31m x 1.63m)

The bathroom includes a WC, wash basin, bath, electric shower, tiled flooring and walls, and an electric radiator.

Garden

The property benefits from a communal garden.

Parking

The property includes allocated parking.



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welcome to

Whitehall Drive, Leeds

- 2 BEDROOMS
- SPACIOUS LOUNGE
- JULIET BALCONY
- MODERN BATHROOM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: D

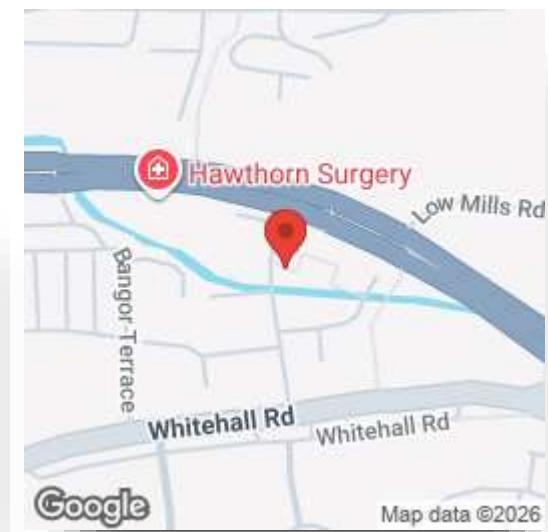
Council Tax Band: B Service Charge: 1500.00

Ground Rent: 450.00

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.

offers over

£110,000



view this property online williamhbrown.co.uk/Property/PDY116323

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.



Property Ref:
PDY116323 - 0002

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