

# HUNTERS®

HERE TO GET *you* THERE



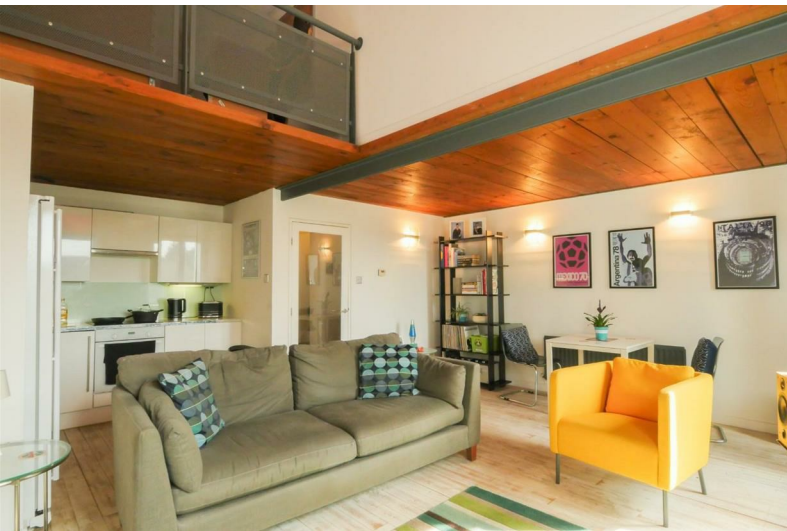
## Whingate

Armley, Leeds, LS12 3BW

£157,500



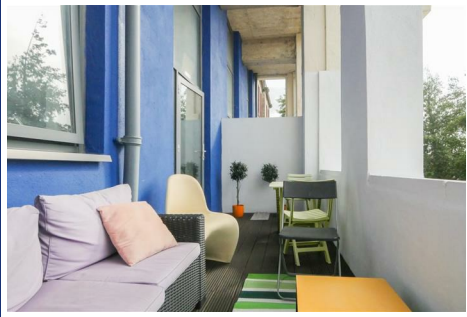
Council Tax: B



# 32 Whingate

Armley, Leeds, LS12 3BW

£157,500



- LUXURY CONVERTED MEZZANINE APARTMENT
- SUPERB COVERED SOUTH FACING BALCONY
- TWO GENEROUS BEDROOMS
- LIVING ROOM OPEN FITTED KITCHEN
- INDIVIDUAL TOUCHES THROUGHOUT
- FULLY TILED BATHROOM
- BUILT IN STORAGE SPACE
- GATED PROPERTY WITH RESIDENTS PARKING

This luxury converted mezzanine style APARTMENT has the wow factor with a superb covered balcony/terrace for outdoor alfresco entertaining and has TWO BEDROOMS on a mezzanine level looking over the main Living space, perfect for a couple sharing or a single person.

This stunning grade 11 listed building was built in 1905 modelled after a swiss school and later converted into luxury apartments. Originally the West Leeds boys school opened in 1907 and closed in 1993. Now home to 66 apartments, which have GAS CH and large double-glazed windows which flood the property with natural light and have been nicely finished with touches, such as exposed metal and brickwork work and the original floorboards to the mezzanine level.

The living space comprises: Entrance hall is accessed via a spacious communal corridor with a built-in storage cupboard. A door leads to the main LIVING ROOM with open plan fitted KITCHEN and space for lounge and dining furniture. Laminated wood style flooring, two radiators and a door leads out to the covered balcony. The modern KITCHEN has ample fixed storage units, worktop space with sink and integrated Oven and hob appliances, plus space for a large fridge freezer. A large front window and door which flood the room with natural sun light and the door leads onto the open covered BALCONY, which is south facing and is wood decked, perfect for alfresco entertaining. The BATHROOM is accessed from the hallway and is fully tiled in attractive ceramics with a large walk in shower cubicle and matching pedestal washbasin and toilet. A stair from the hall leads up to the mezzanine floor landing, which has painted wood floorboards and a built-in storage cupboard. The MAIN BEDROOM has a galleried landing overlooking the main living space and has painted wooden floorboards. The second BEDROOM has the exposed wooden floorboards and is presently used as a dressing room but would make generous sized bedroom also. The communal entrance and corridors are well maintained and brightly lit with stunning high ceilings.

The outside is also well maintained and includes a secure remote-controlled entrance gate and there is an ample car park for residents. The location is convenient to access a variety of the local shops and leisure amenities in Armley and there are very good commuting links to Leeds via bus or car. The Leeds ring road leading to the motorway network is within a mile of the property.

Tel: 0113 257 6198

## HALL

10'0" x 6'11" (3.05 x 2.13)

## LIVING ROOM/KITCHEN

20'8" x 13'8" (6.32 x 4.17)

## BALCONY

20'8" x 3'9" (6.32 x 1.16)

## SHOWER ROOM

8'1" x 7'7" (2.48 x 2.32)

## BEDROOM ONE

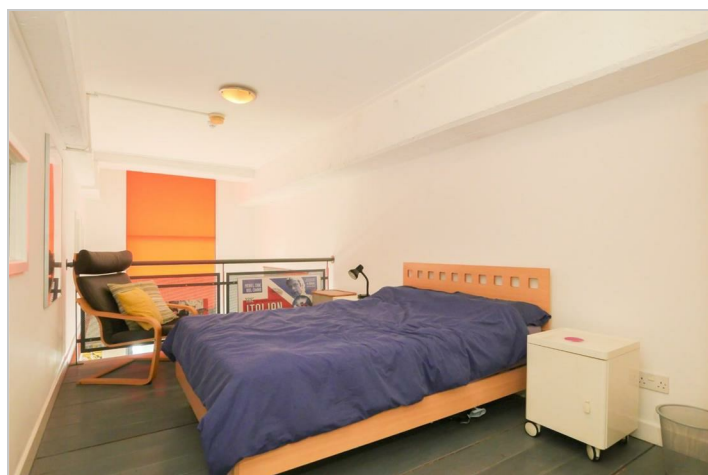
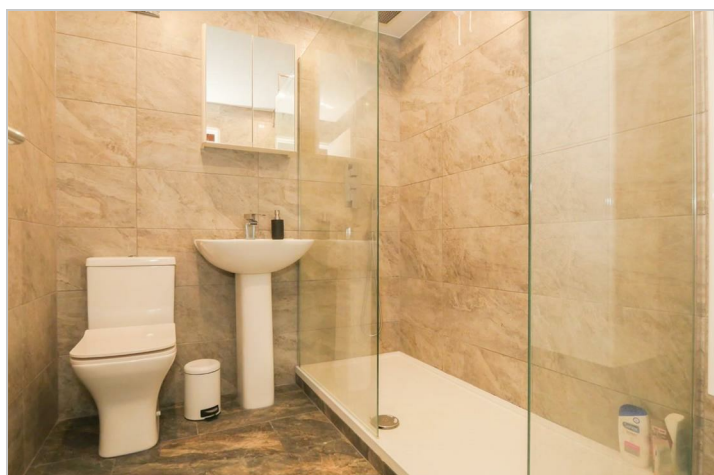
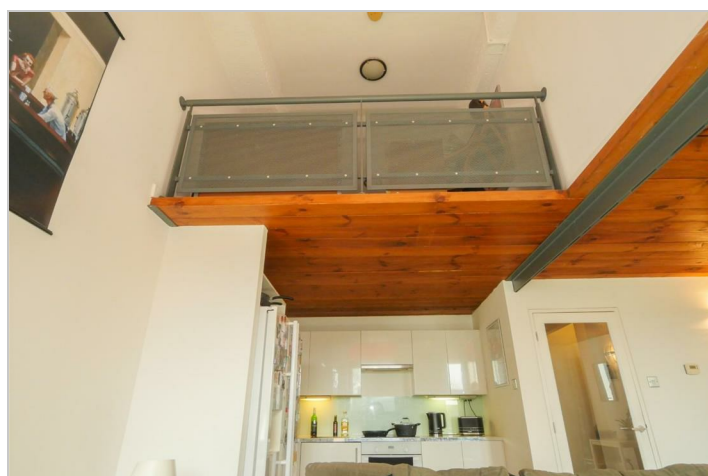
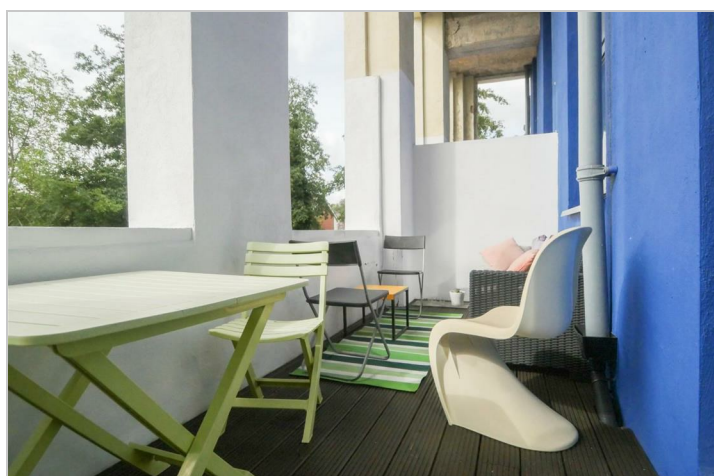
16'4" x 8'8" (5.00 x 2.66)

## BEDROOM TWO

15'1" x 8'10" (4.6 x 2.7)

## KITCHEN

8'1" x 4'8" (2.48 x 1.44)



## Road Map



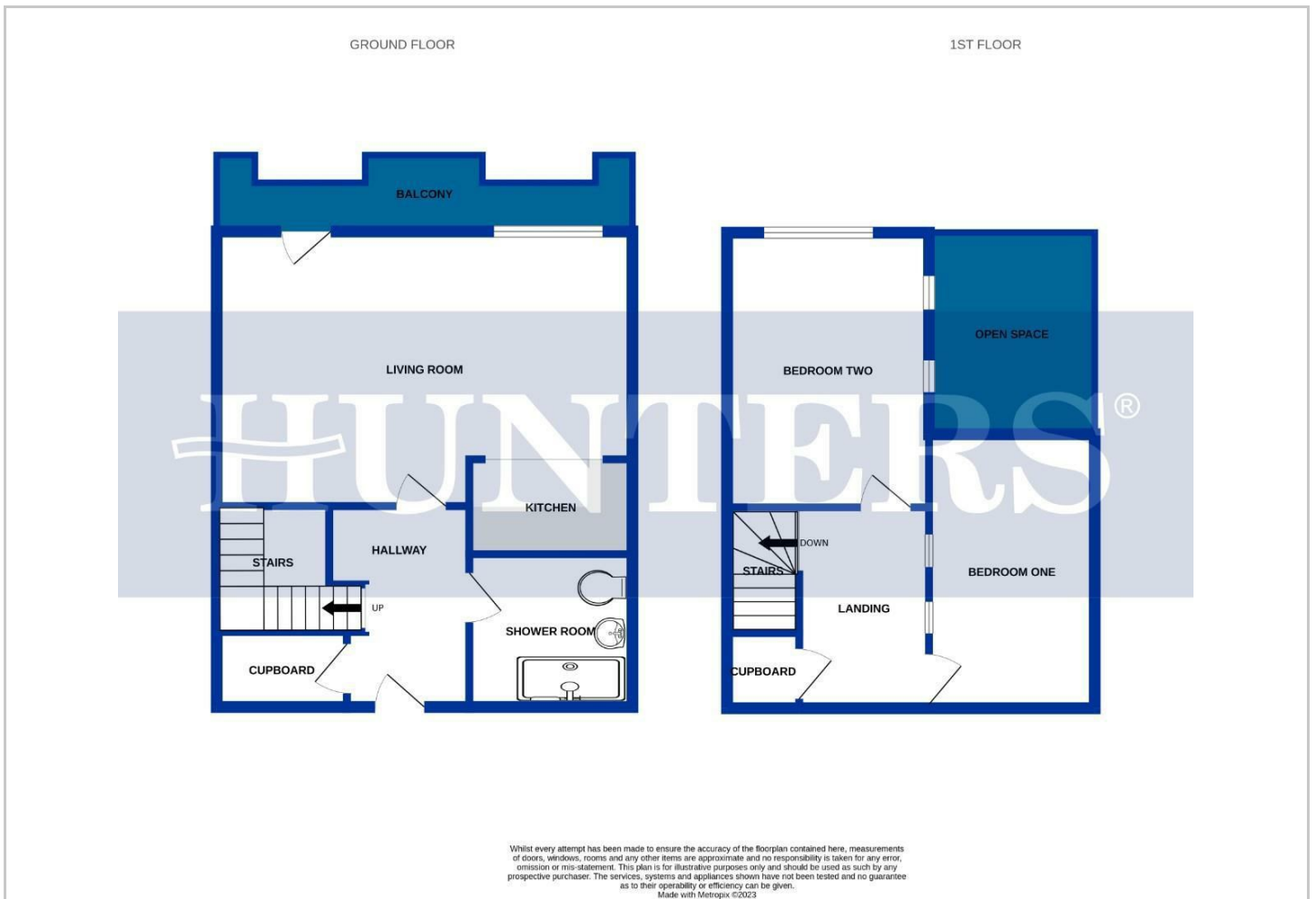
## Hybrid Map



## Terrain Map



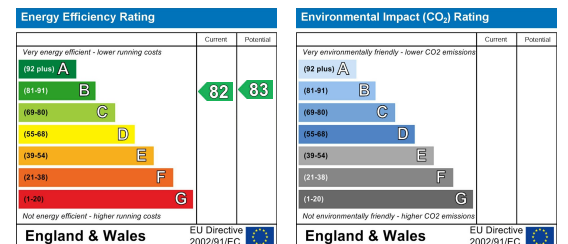
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.