

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hall Road

Leeds, LS12 1AU

£70,000



Council Tax: A



# 5 Bexley Hall Hall Road

Leeds, LS12 1AU

£70,000



- Immaculate ground floor one bedroom apartment
- Secure communal entrance with easy access
- Open-plan living space
- Modern fitted kitchen with integrated appliances
- Double bedroom with second Juliet balcony
- Tiled bathroom with bath and over-bath shower
- Council Tax Band A
- Ideal for first-time buyers, downsizers or investors
- Popular among owner occupiers and strong rental demand
- Excellent access to Leeds city centre

This IMMACULATE one-bedroom GROUND FLOOR apartment in Leeds offers a practical and appealing opportunity for first-time buyers, downsizers and investors alike, particularly given the area's continued popularity as a rental location.

Set within the BEXLEY HALL development and accessed via a secure communal entrance, the apartment benefits from easy ground floor access, making it especially suitable for those seeking convenience and low-maintenance living. Inside, the accommodation is well-proportioned throughout, with a bright and spacious OPEN-PLAN reception room that flows seamlessly into the kitchen, creating a sociable and comfortable living space.

The KITCHEN is fitted with a modern range of wood-effect wall and base units, complemented by dark worktops and neutral tiled splashbacks, creating a smart and practical cooking environment. INTEGRATED APPLIANCES include an electric oven with hob, extractor hood, integrated fridge freezer and integrated washing machine, ensuring a streamlined and efficient layout that is ideal for both owner occupiers and tenants.

The DOUBLE BEDROOM is generously sized and finished in neutral décor, offering a comfortable and versatile space. The BATHROOM is fitted with a bath with over-bath shower, finished with cream tiled walls and white fittings including the W/C, bath and wash basin, along with a heated towel rail and extractor fan.

With Council Tax Band A helping to keep running costs down, the apartment is READY to move into and presents a true blank canvas, offering buyers an exciting opportunity to personalise and make the space their own. Whether as a first step onto the property ladder, a convenient downsizing option or a PERFECT buy-to-let investment, this apartment offers excellent versatility.

LOCATION - Set within an established residential block in Armley, this well-presented one bedroom apartment offers practical, low-maintenance living with excellent access into Leeds city centre. Ideal for first-time buyers or investors alike, the property combines a comfortable open-plan living space with a secure communal entrance and a location that continues to attract strong rental demand. While no parking is included, there is the option to hire a parking space directly through the management company on a monthly basis, should an occupier wish, providing added flexibility. The proximity to Leeds also puts you within easy reach of shops, cafés, bars and restaurants, as well as popular green spaces and parks around the city.

Tel: 0113 257 6198

**ENTRANCE HALL**

**LIVING ROOM**

10'11" x 10'4" (3.34 x 3.17m)

**KITCHEN**

8'2" x 7'3" (2.50 x 2.22m)

**BEDROOM**

10'4" x 9'10" (3.17 x 3.00m)

**BATHROOM**

8'2" x 6'2" (2.50 x 1.88m)



## Road Map



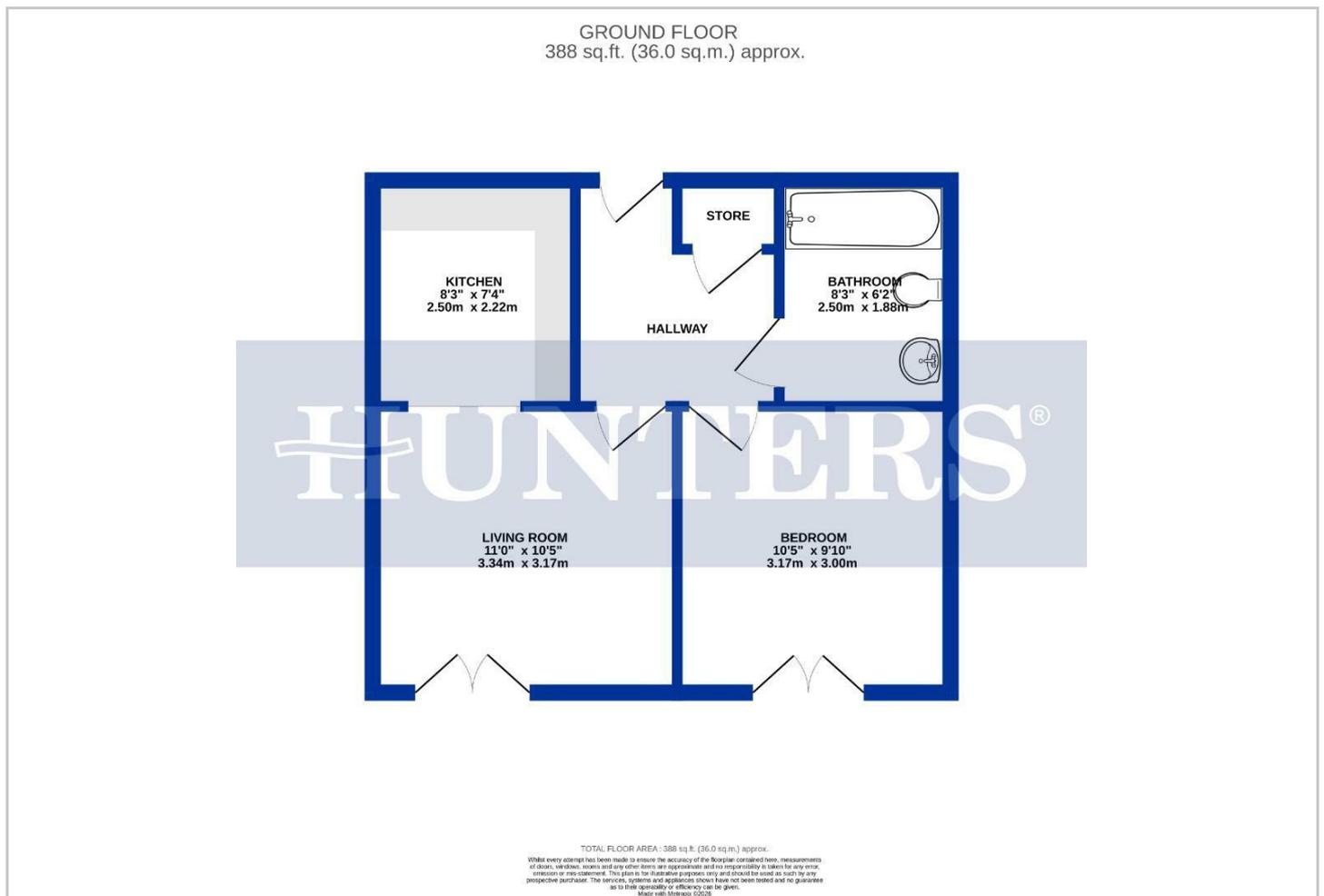
## Hybrid Map



## Terrain Map



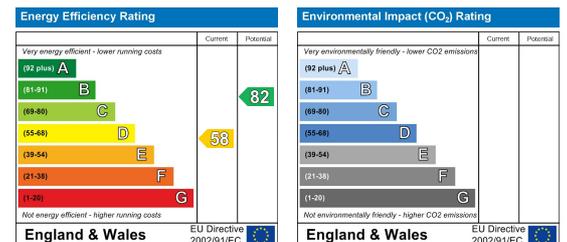
## Floor Plan



## 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.