HUNTERS®

HERE TO GET *you* THERE



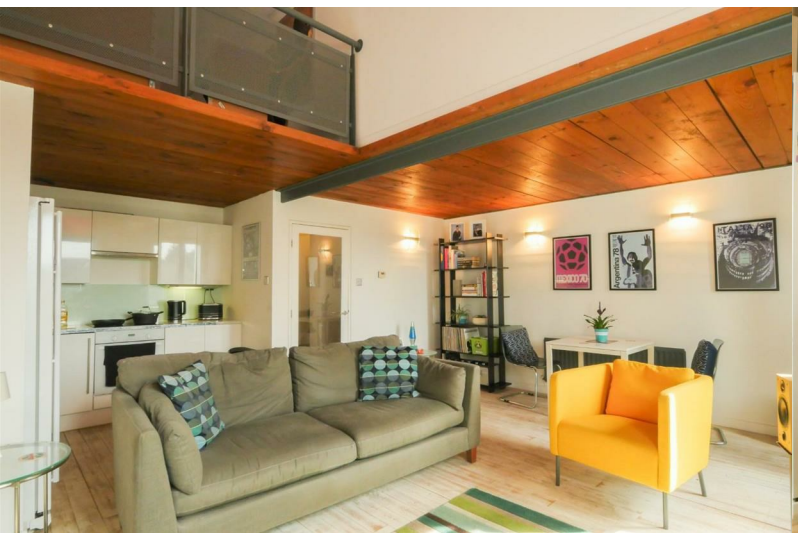
Whingate

Armley, Leeds, LS12 3BW

£157,500

2 | 1 | 1 | B

Council Tax: B





Flat 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: The separate Entrance Hall is accessed via a spacious internal communal corridor. From the hallway a door leads to the spacious main LIVING ROOM with vaulted ceilings and an open plan fitted KITCHEN and space for lounge furniture, wood flooring, Ch radiators and a door connects to a bedroom/dining room. The modern KITCHEN area has ample high gloss fixed storage units, worktop space with sink and integrated oven and hob appliances, plus space for a large fridge freezer and washer. Large front windows and door which flood the room with natural sun light. The BATHROOM leads from the hallway and has a large walk-in shower cubicle and matching vanity washbasin and toilet.

A staircase from the hall leads up to the mezzanine floor landing, which has a built-in storage cupboard. The MAIN BEDROOM has a galleried landing overlooking the living space below. The second BEDROOM has feature exposed brick walling and fitted shelving. The internal communal entrance and corridors are well maintained and brightly lit with stunning high ceilings.

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

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

LIVING ROOM/KITCHEN
20'8" x 13'8" (6.32 x 4.17)

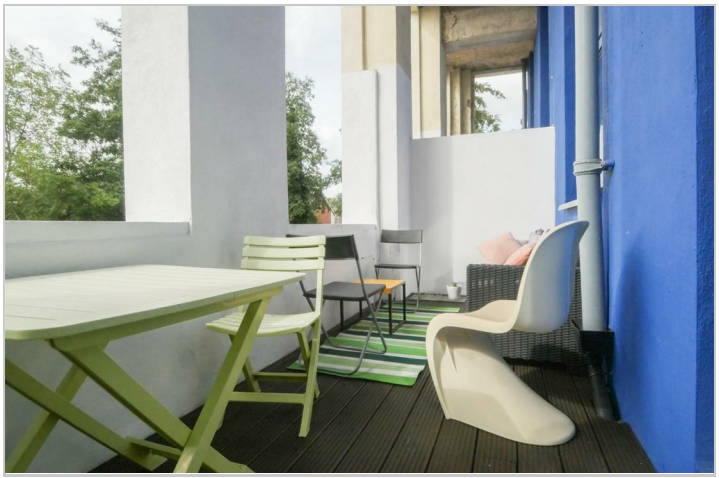
BALCONY
20'8" x 3'9" (6.32 x 1.16)

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

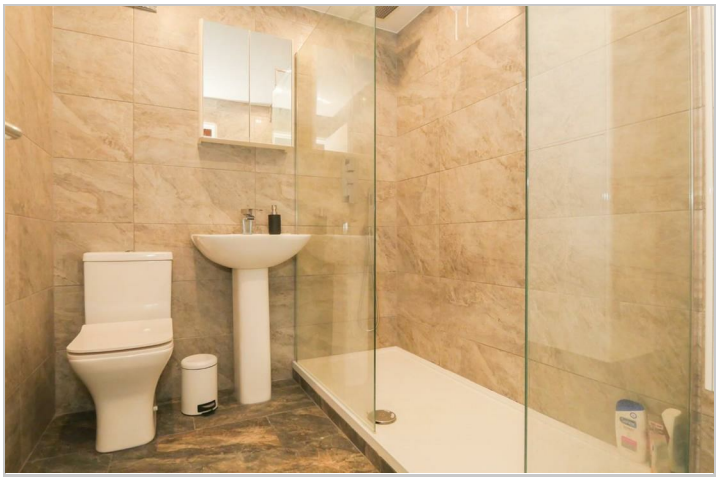
BEDROOM ONE
16'4" x 8'8" (5.00 x 2.66)

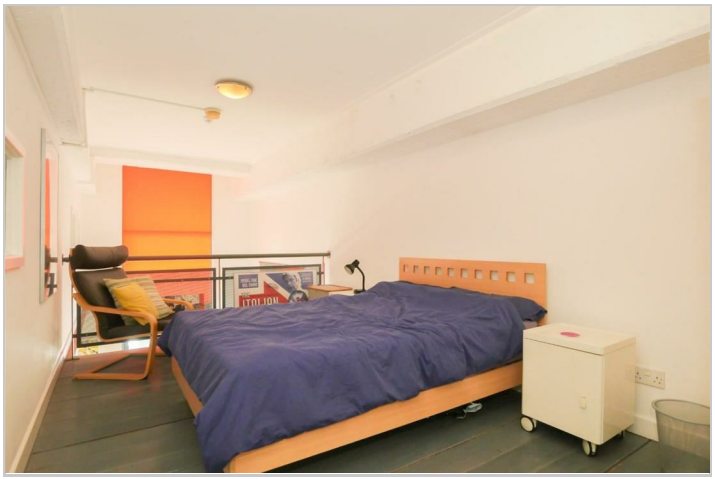
BEDROOM TWO
15'1" x 8'10" (4.6 x 2.7)

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









Road Map



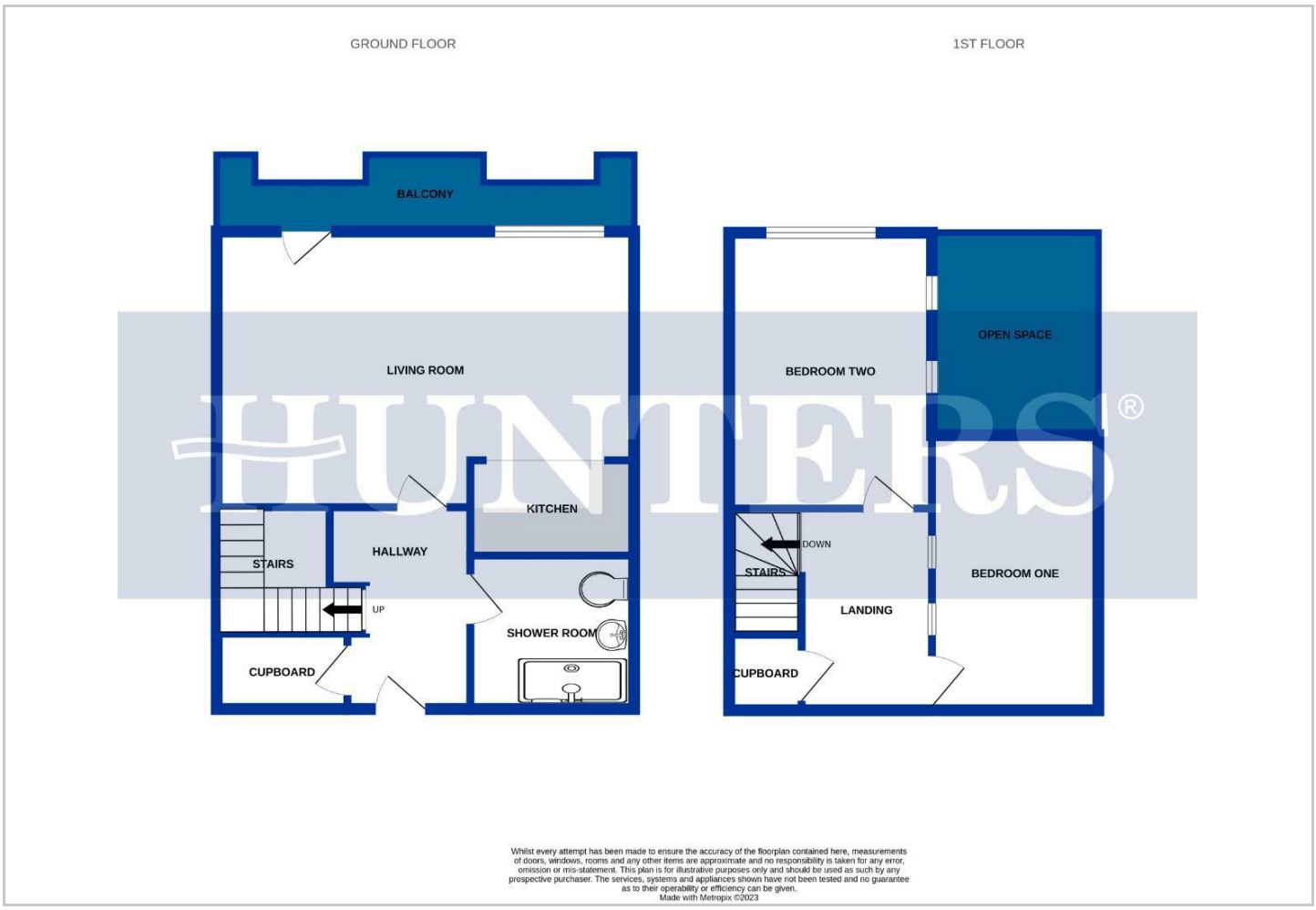
Hybrid Map



Terrain Map



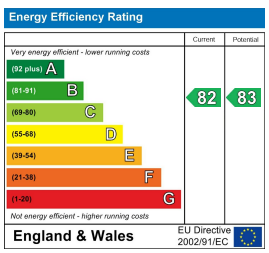
Floor Plan

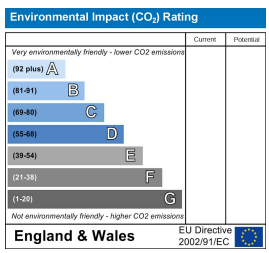


Viewing

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com