



West Park Drive East, Leeds LS8 2EF

william
h brown

welcome to

West Park Drive East, Leeds

**** NO ONWARD CHAIN ****

An upper-floor three-bedroom flat offering two double bedrooms and one single room. The property benefits from its own private balcony and is ideally located close to Roundhay Park. To the rear, the flat has views over a woodland area.



West Park Drive East Hallway

Entering the main door into the hallway, which gives access to all rooms.

Lounge

The lounge benefits from a large double-glazed window, along with a fitted radiator. This well sized room also includes a door leading directly onto the balcony. Additional features include a feature fireplace and laminate flooring.

Bathroom

The bathroom includes fully tiled walls and flooring, a double-glazed window, and a suite comprising a toilet, wash basin, and a bath with an overhead shower.

Kitchen

The kitchen is fitted with a range of wall and base units, along with a sink and drainer. The worktops incorporate an oven and electric hob, complete with an extractor fan above. Built-in appliances include a washing machine, dishwasher, and fridge-freezer. Additional features include a double-glazed window, tiled flooring and splashbacks.

Bedroom One

A double bedroom featuring a double-glazed window, fitted radiator, ceiling spotlights, and carpet flooring.

Bedroom Two

A good sized double bedroom featuring ceiling spotlights, a double-glazed window, and a fitted radiator, finished with carpet flooring.

Bedroom Three

A single bedroom featuring a double-glazed window and a fitted radiator.

Outside

The property benefits from a balcony accessed via the lounge, offering space for a small seating area. To the front, there is a grassed area along with on-

street parking. The rear of the property features an additional grassed area with views overlooking a woodland setting.



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welcome to

West Park Drive East, Leeds

- NO ONWARD CHAIN
- BALCONY
- GOOD LOCATION
- THREE BEDROOM
- UPPER FLOOR FLAT

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 498.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jan 1990.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£150,000



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