



**West Park Drive East, Leeds LS8 2EF**

**welcome to**

**West Park Drive East, Leeds**

**\*\* NO ONWARD CHAIN \*\***

An upper-floor three-bedroom flatis ideally located close to Roundhay Park. Offering two double bedrooms and one single room. The property benefits from its own private balcony and 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.



***view this property online*** [williamhbrown.co.uk/Property/OAK109565](http://williamhbrown.co.uk/Property/OAK109565)



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.

# £140,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAK109565](http://williamhbrown.co.uk/Property/OAK109565)



Property Ref:  
OAK109565 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



[williamhbrown.co.uk](http://williamhbrown.co.uk)