



Harold Walk, Leeds LS6 1PS

welcome to

Harold Walk, Leeds

- GUIDE PRICE £160,000 TO £170,000
- Great transports links and close to Burley Park station
- On-street parking
- Generous size bedrooms
- Close to local universities

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£160,000

Lounge

16' 5" x 13' 9" (5.00m x 4.19m)
The lounge offers a bright and welcoming living space with a window to the front of the property. An open-plan layout flows seamlessly into the kitchen, creating an ideal setting for modern living. The room features a smart laminate floor and a built-in storage unit that provides practical, discreet organisation.

Kitchen

16' 5" x 13' 9" (5.00m x 4.19m)
The kitchen features a contemporary open-plan layout flowing directly from the lounge, finished with matching laminate flooring for a cohesive look. Sleek gloss units are paired with grey laminate worktops to create a modern aesthetic, complemented by an island unit offering additional workspace and seating potential. A four-ring gas hob is integrated into the design, and a front-facing window brings in natural light.

Bedroom 1

18' 4" x 10' 2" (5.59m x 3.10m)
A bright and inviting main bedroom with a front window allowing plenty of daylight. The laminate floor gives a modern feel, and the room offers ample space for a double bed. A fitted radiator ensures the room stays warm and comfortable.

Bedroom 2

14' 1" x 11' 2" (4.29m x 3.40m)
Bedroom 2 features laminate flooring and a front-facing window that brings in natural light. The room includes a radiator and offers a comfortable layout suitable for a double bed.

Bathroom

The bathroom includes a panel bath with a shower over, a pedestal sink, and useful built-in storage. A front-facing window provides natural light, and the room is finished with practical lino flooring.



check out more properties at williamhbrown.co.uk



Property Ref:

HEA109663 - 0002

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.

Not for marketing purposes INTERNAL USE ONLY



0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk