HUNTERS®

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# Hall Road

Leeds, LS12 1AU

£60,000

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Council Tax: A





# 6 Bexley Hall Hall Road

## Leeds, LS12 1AU

## £60,000





- Immaculate ground floor apartment
- Popular Bexley Hall development
- Dual-aspect double bedroom
- Bright open-plan living space
- Integrated oven and washing machine
- Perfect for first-time buyers and investors
- Council tax band A
- Secure communal entrance
- Strong rental demand location
- Nearby amenities and easy 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 and extractor, along with an integrated washing machine, with space available for a dishwasher if desired.

The DOUBLE BEDROOM is a generous size and enjoys a dual-aspect layout, allowing natural light to flood the room throughout the day. Finished in neutral décor, it is bathed in sunshine and further benefits from a fitted wardrobe, providing excellent built-in storage.

The SHOWER ROOM is fitted with a walk-in shower enclosure, wash basin and W/C, all finished with neutral tiling and white fittings, alongside a heated towel rail and extractor fan. The absence of a bath helps to maximise usable space and offers a practical, low-maintenance layout.

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 strong 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 comfortable open-plan living with a secure communal entrance in 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 if desired.

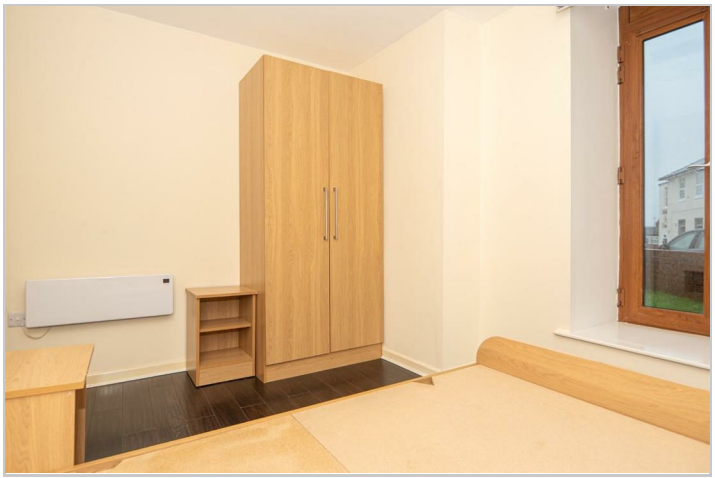
## KITCHEN
7'2" x 6'0" (2.20m x 1.85m)

## LIVING ROOM
11'5" x 9'10" (3.50m x 3.01m)

## BEDROOM
11'5" x 11'3" (3.50m x 3.45m)

## SHOWER ROOM
7'5" x 6'2" (2.27m x 1.88m)









## Road Map



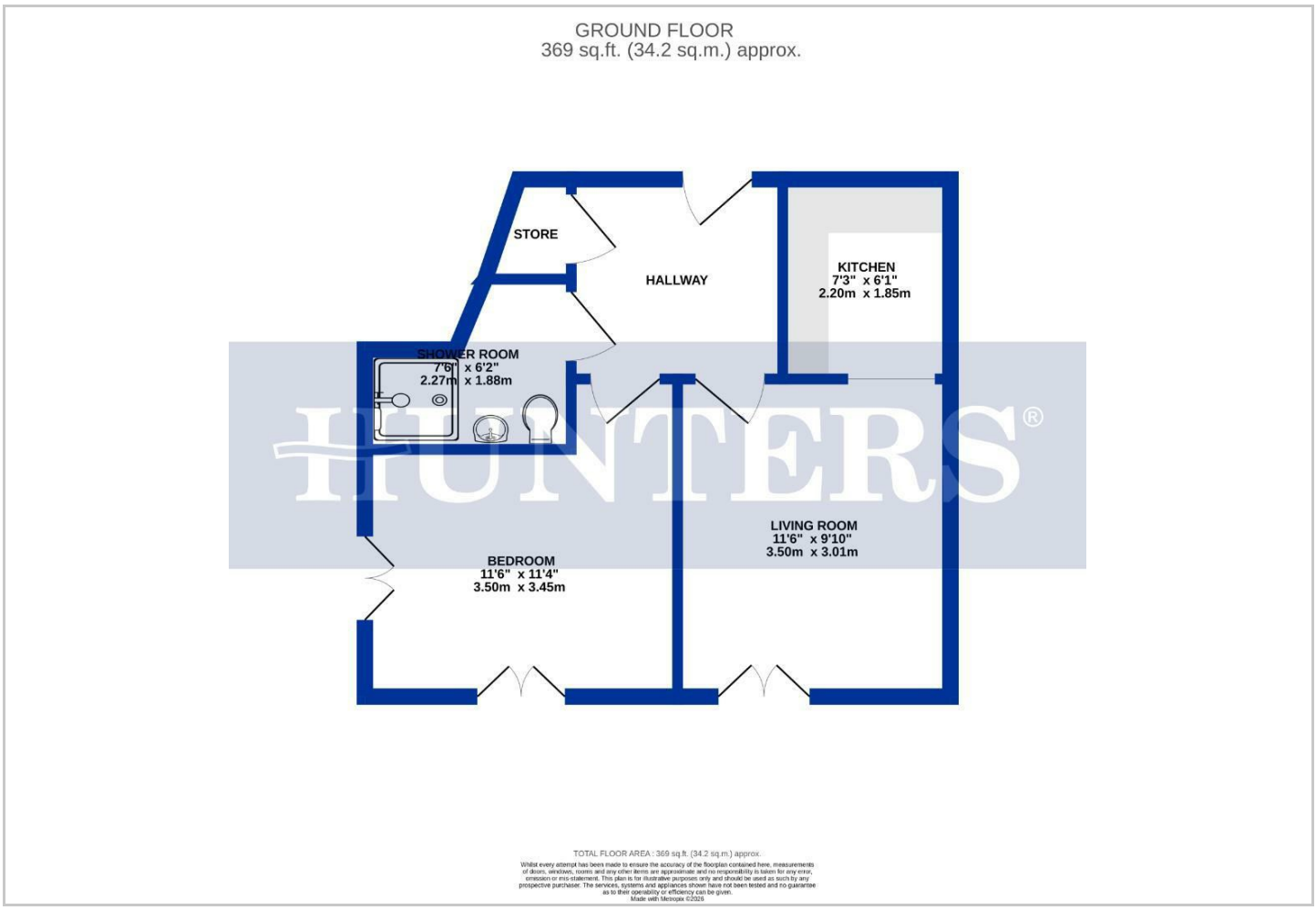

## Hybrid Map




## Terrain Map



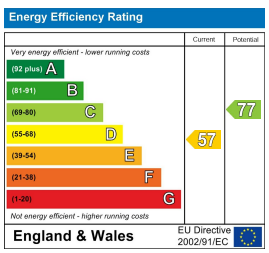

## Floor Plan

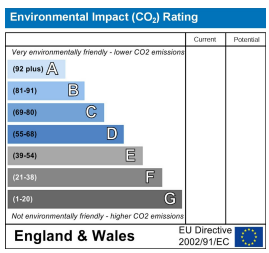



## Viewing

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.
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