





Park Drive,Leeds LS12 6JB

william h brown

welcome to

Park Drive, Leeds

Well-presented two double bedroom second floor apartment set within a popular modern development offering spacious and comfortable living throughout. Featuring an open-plan lounge, fitted kitchen, two double bedrooms including an en-suite to the principal bedroom, modern bathroom and parking space.













Property Information
Occupying a desirable second floor position within a modern development, this attractive two double bedroom apartment offers spacious accommodation ideally suited to a range of buyers, including investors. Having been recently rented at £995 PCM, the property presents an excellent buy-to-let opportunity, whilst also appealing to owner-occupiers. The property benefits from central heating, double glazing and is offered to the market with vacant possession.

The accommodation is centred around a generous open-plan lounge, creating an excellent living and entertaining space. The fitted kitchen is practical and well-appointed, while both bedrooms are comfortable doubles. The principal bedroom enjoys the added luxury of its own en-suite shower room, complemented by a separate modern house bathroom.

Externally, residents can enjoy well-kept communal gardens along with the convenience of an allocated parking space. Conveniently positioned close to local amenities, transport links and commuter routes, this superb apartment combines low-maintenance living with modern comfort and convenience, making it an ideal purchase for first-time buyers, professionals and investors alike.

Lounge
A bright and generously proportioned living space, offering plenty of room for both seating and dining furniture. Large windows allow natural light to flood the room, creating a comfortable and inviting atmosphere ideal for relaxing or entertaining.

Kitchen
The kitchen is well-equipped with a range of fitted wall and base units, complementary work surfaces and space for appliances. Designed to be both practical and stylish, it offers everything needed for modern-day living.

Bedroom One
A spacious double bedroom with fitted wardrobes enjoying a pleasant outlook and ample room for a range of bedroom furniture.

En-Suite
Fitted with a modern suite comprising shower enclosure, wash hand basin and low flush WC.

Bedroom Two
A further well-proportioned double bedroom, ideal as a guest room, home office or additional sleeping accommodation.

Bathroom
A contemporary bathroom fitted with a modern three-piece suite comprising bath with shower attachment, wash hand basin and low flush WC. Finished in a clean and neutral style.

Parking
The development benefits from communal gardens providing pleasant outdoor surroundings for residents to enjoy. The property also has the advantage of an allocated parking space.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Two Double Bedroom Top Floor Apartment
- Vacant Possession
- Open-Plan Lounge
- En-Suite Shower Room to Bedroom One
- Allocated Parking

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 1100.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117487

The Property Ombudsman

Property Ref:
PDY117487 - 0003

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