



624 Whitehall Road, Leeds, LS12 5EL

Offers in excess of £190,000

Offered to the market with no onward chain, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Requiring full modernisation throughout, the property offers generous accommodation, excellent potential to extend (subject to the necessary planning permissions) and is ideally suited to investors, developers or buyers seeking a rewarding renovation project.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a separate dining room and a fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom. The property's traditional layout provides an excellent foundation for refurbishment and reconfiguration if desired.

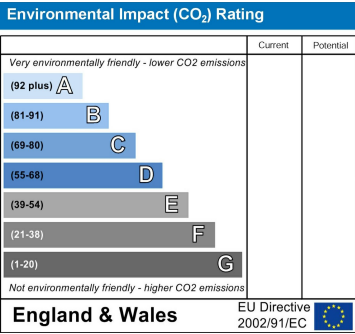
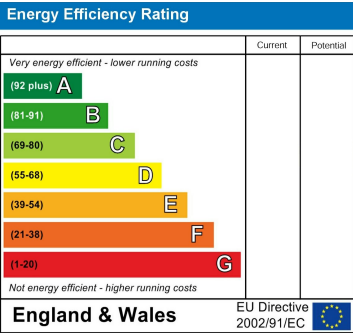
Externally, the property benefits from gardens to the front and rear, with potential for off-road parking or further landscaping, subject to any necessary consents.

Conveniently positioned on Whitehall Road, the property enjoys excellent transport links to Leeds City Centre, nearby motorway networks and a range of local amenities, schools and shops.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk