



**Kelso Heights Belle Vue Road, Woodhouse Leeds LS3 1HN**



**william  
h brown**

**welcome to**

## **Kelso Heights Belle Vue Road, Woodhouse Leeds**

This modern and spacious upper-floor flat offers three generously sized double bedrooms, making it an ideal choice for working professionals, small families, or investors.



### **Lounge**

10' 7" max x 10' 4" max ( 3.23m max x 3.15m max )

Comfortable carpeted lounge with a front-facing window that brings in ample natural light. A radiator below the window adds warmth and complements the inviting layout.

There is a front and back car park for residents

### **Kitchen**

12' 10" max x 8' 7" max ( 3.91m max x 2.62m max )

Modern front-facing kitchen featuring lino flooring and shaker-style gloss white units with laminate worktops. Includes tiled splashbacks, integrated appliances, a gas 4-ring hob, single metal bowl sink, wall-mounted boiler, and a stylish bar area with seating—perfect for casual dining or entertaining.

### **Bedroom 1**

12' 10" max x 7' 7" max ( 3.91m max x 2.31m max )

Modern double bedroom with soft carpeted flooring, a rear-facing window for natural light, and ample space for freestanding furniture. A wall-mounted radiator ensures a cozy ambiance year-round.

### **Bedroom 2**

13' max x 7' 6" max ( 3.96m max x 2.29m max )

Stylish carpeted double bedroom with a rear-facing window, modern, radiator, and generous space for freestanding furniture—ideal for a comfortable and versatile layout.

### **Bedroom 3**

11' 1" max x 7' 7" max ( 3.38m max x 2.31m max )

Modern carpeted double bedroom with a front-facing window, a sleek radiator, and generous space for freestanding furniture—offering comfort and flexibility in layout and design.

### **Bathroom**

Contemporary bathroom with fully tiled floors and walls, featuring a stepped-up panelled bath with an overhead shower. Includes a toilet, freestanding sink unit, towel radiator, and extractor fan for added comfort and ventilation.

### **Parking**



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## Kelso Heights Belle Vue Road, Woodhouse Leeds

- Guide Price £130,000 - £140,000
- 3 Bedroom Modern Flat
- Car Park Front and Back For Residents
- Good Transport Links To Leeds City Centre
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Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2075.60

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£130,000**



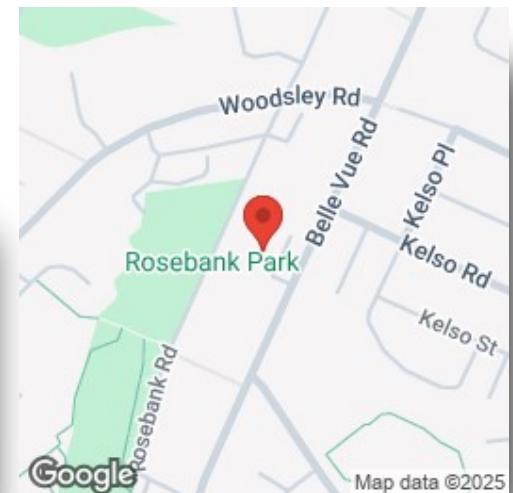
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Property Ref:  
HEA109285 - 0006

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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.



Please note the marker reflects the  
postcode not the actual property



**0113 278 5337**



[Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)



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



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