



Wyther Park Close, LEEDS LS12 2RN

welcome to

Wyther Park Close, LEEDS

A one bedroom apartment situated within a popular location with excellent access to Leeds City Centre. Boasting good sized accommodation plus REAR GARDEN WITH SHED and GARAGE. A must see.



Property Information

Located on Wyther Park Close in Leeds, this home offers a spacious and versatile layout, ideal for first-time buyers, investors, or those looking to put their own stamp on a property. The entrance hall leads to a large lounge, a well-equipped kitchen, a well-sized bedroom, and a practical bathroom. With features like double glazed windows throughout, a rear garden with shed, and a garage with dual access, this property offers excellent scope for further enhancement and personalisation.

Entrance Hall

The entrance hall provides access to the kitchen, storage cupboard, bathroom, and living room.

Lounge

15' 4" max x 10' 6" max (4.67m max x 3.20m max)
The lounge is a spacious room featuring a double glazed window to the side, a storage cupboard, a radiator, and is finished with carpet flooring.

Kitchen

7' 7" max x 7' 1" max (2.31m max x 2.16m max)
The kitchen features wall and base units, a stainless steel sink with drainer, space for a washing machine, an oven, and houses the boiler; it benefits from double glazed windows to the side and front, a radiator, and is finished with lino flooring.

Bedroom One

12' 4" max x 8' 2" max (3.76m max x 2.49m max)
Bedroom One includes a double glazed window to the side, a radiator, and is fitted with carpet flooring.

Bathroom

7' 8" max x 5' 4" max (2.34m max x 1.63m max)
The bathroom includes a WC, wash basin, a bath with shower over, a radiator, and a storage cupboard, with frosted double glazed windows to both the front and side for privacy.

External

The rear garden features a lawned area and a shed, offering a practical outdoor space.

Parking

The property benefits from a garage with both front and side door access, providing convenient parking and additional storage options.



view this property online williamhbrown.co.uk/Property/PDY116190



welcome to

Wyther Park Close, LEEDS

- 1 bedroom
- Garage
- Spacious lounge
- Garden
- Viewing advised

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 200.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116190



Property Ref:
PDY116190 - 0003

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.

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.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk