





West Point Wellington Street,Leeds LS1 4JL

william h brown

welcome to

West Point Wellington Street, Leeds

A spacious third-floor apartment in the heart of Leeds City Centre, featuring two double bedrooms with en-suite facilities, an open-plan kitchen/living area, private balcony and allocated parking. Perfectly placed for local amenities, transport links and vibrant city living.













Kitchen/Living/Dining Room
A spacious open-plan living space offering clearly defined kitchen, dining and lounge areas, ideal for modern living and entertaining. The fitted kitchen features a range of wall and base units with integrated oven, hob and extractor hood, alongside ample worktop space. The generous living and dining area benefits from laminate flooring throughout and full-height glazing which allows plenty of natural light to flood the room, with access to a spacious private balcony. The versatile layout creates a bright and sociable atmosphere, perfect for both relaxing and hosting guests.

Bedroom One
A double bedroom with built in cupboard and access to en-suite facilities.

En-Suite
Comprising a shower cubicle, wc and hand basin.

Bedroom Two
A double bedroom with access to en-suite facilities and direct access to the balcony.

En-Suite
Comprising a shower cubicle, wc and hand basin.

Externally
There is allocated parking available.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

welcome to

West Point Wellington Street, Leeds

- **GUIDE PRICE £170,000 - £180,000**
- SPACIOUS 3RD FLOOR APARTMENT
- TWO DOUBLE BEDROOMS WITH EN-SUITE FACILITIES
- PRIVATE BALCONY
- OPEN PLAN KITCHEN/LIVING

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 5000.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000 - £180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109973

The Property Ombudsman

Property Ref:
HEA109973 - 0002

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

0113 278 5337

Headingley@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.