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Wellington Street, Leeds, LS1 4JX

# Wellington Street, Leeds, LS1 4JX

## £82,500

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- One-bedroom purpose-built apartment
- Space-efficient layout maximises comfort and practicality
- Within easy reach of shops, cafés, and restaurants
- Early viewing recommended
- Ideal for first-time buyers or property investors
- FULL EWS1 CERTIFICATE IN PLACE
- Compact and well-planned accommodation
- Council Tax Band B
- NO ONWARD CHAIN

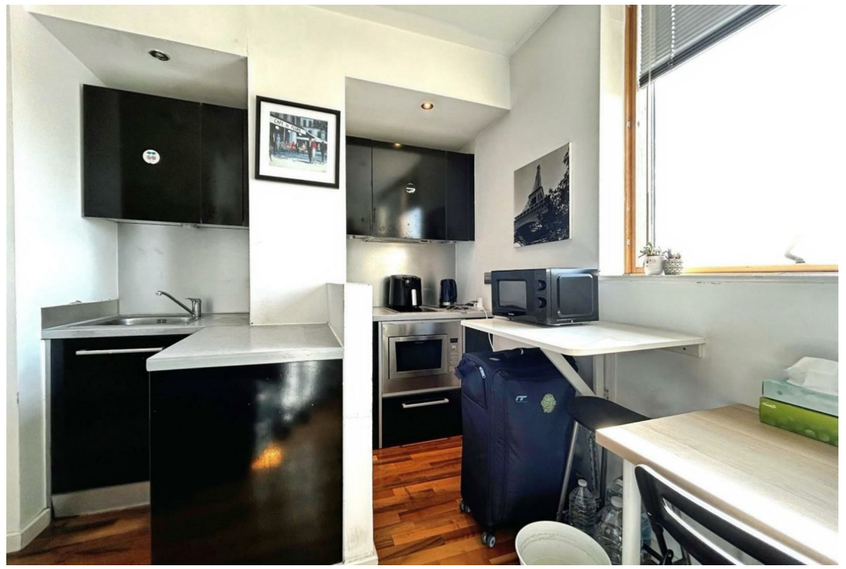
EWS1 CERTIFICATE IN PLACE - Located on Wellington Street this one bedroom purpose-built apartment, constructed in 2006, offers a modern living experience in a prime location. 226 square feet, the apartment is designed to maximise space and comfort.

Upon entering, you will find a well-appointed reception room that serves as a perfect area for relaxation or entertaining guests. The bedroom is thoughtfully designed to provide a peaceful retreat, ensuring a restful night's sleep. The bathroom is equipped with essential amenities, catering to your daily needs.

One of the standout features of this property is its proximity to the train station, making it an ideal choice for commuters or those who enjoy easy access to the wider region. The surrounding area boasts a variety of local amenities, including shops, cafes, and restaurants, all within a short distance.

This apartment presents an excellent opportunity for first-time buyers or investors looking to enter the Leeds property market.

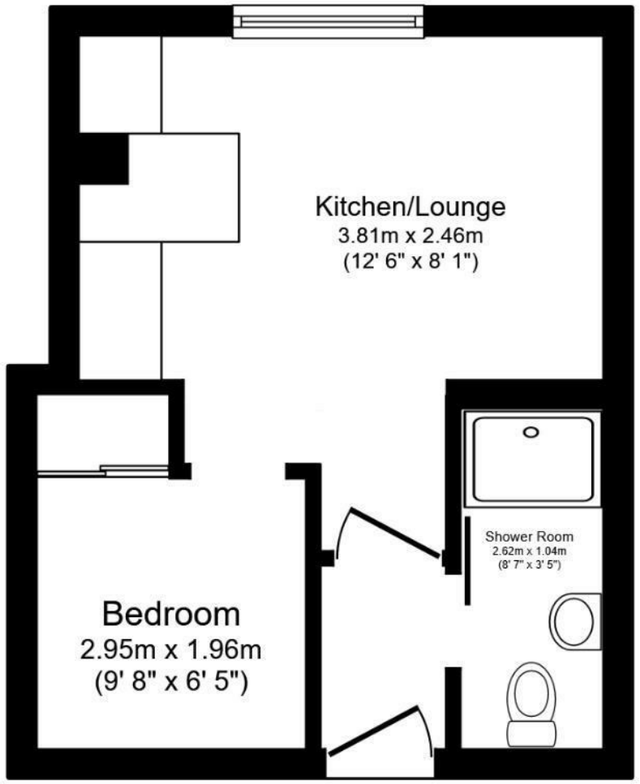








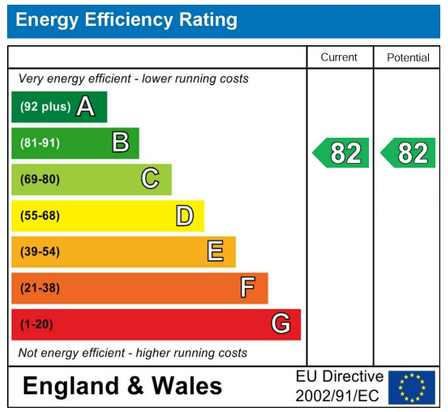


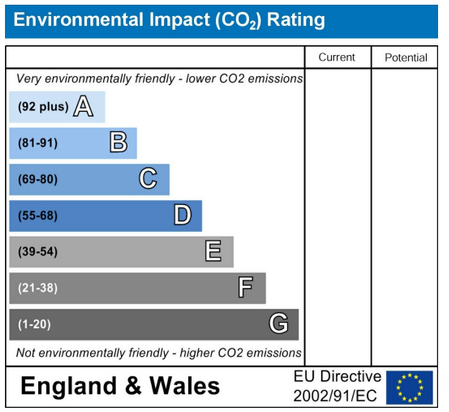



Floor Plan

Total floor area: 20.5 sq.m. (221 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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