HUNTERS®

HERE TO GET *you* THERE



Hall Road

Leeds, LS12 1AU

£52,000

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Council Tax: A





9 Bexley Hall Hall Road

Leeds, LS12 1AU

£52,000







- Immaculate one bedroom apartment in the Bexley Hall development
- Open-plan living space with Juliet balcony
- Modern fitted kitchen with integrated appliances
- Perfect for first-time buyers and investors
- Secure communal entrance
- Double bedroom with Juliet balcony
- Contemporary tiled bathroom
- Strong rental demand location
- Nearby amenities and easy access to Leeds city centre
- Council Tax Band A

For sale, this IMMACULATE one-bedroom apartment in LEEDS offers a practical and appealing opportunity for both first-time buyers and investors, especially given the area's POPULARITY as a rental location.

Set within Bexley Hall, the property is accessed via a secure communal entrance. Inside, a bright and open RECEPTION ROOM provides a welcoming living space and opens directly into the kitchen, creating a sociable layout that works well for modern living. The reception also benefits from a JULIET BALCONY, bringing in extra light and fresh air.

The KITCHEN is fitted with a modern range of wood-effect wall and base units, complemented by dark worktops and neutral tiled splashbacks, creating a smart and practical cooking space. INTEGRATED APPLIANCES include an electric oven with hob, extractor hood and an integrated fridge freezer, with space also provided for additional white goods, making the layout both functional and easy to maintain.

The DOUBLE BEDROOM enjoys an elevated outlook and its own JULIET BALCONY, along with a neutral décor that provides a simple canvas to make your own. The BATHROOM features a clean tiled suite with W/C and SHOWER, heated towel rail and extractor fan.

Council Tax Band A helps keep running costs down, and the apartment is READY to move into, offering a PERFECT first step onto the property ladder or an IDEAL investment.

LOCATION - Set within an established residential block in Armley, this well-presented one bedroom apartment offers practical, low-maintenance living with excellent access into Leeds city centre. Ideal for first-time buyers or investors alike, the property combines a comfortable open-plan living space with a secure communal entrance and a location that continues to attract strong rental demand. While no parking is included, there is the option to hire a parking space directly through the management company on a monthly basis, should an occupier wish, providing added flexibility. The proximity to Leeds also puts you within easy reach of shops, cafés, bars and restaurants, as well as popular green spaces and parks around the city.

ENTRANCE HALL

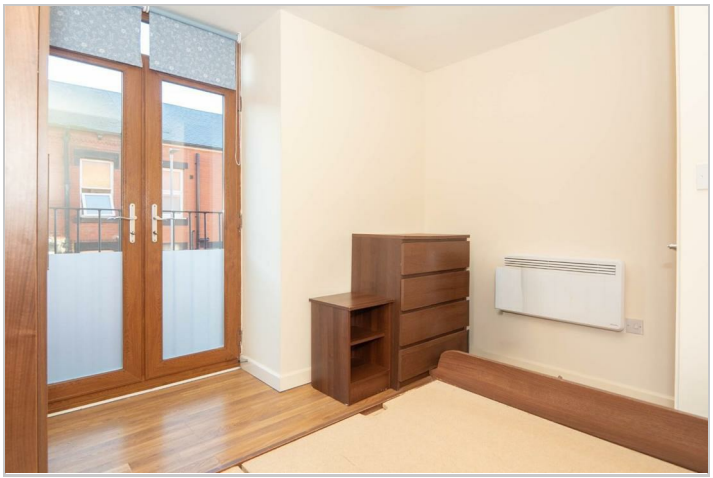
LIVING ROOM
11'10" x 8'11" (3.62 x 2.72m)

KITCHEN
8'3" x 7'0" (2.52 x 2.15m)

BEDROOM
10'10" x 9'2" (3.32 x 2.81m)

SHOWER ROOM
7'1" x 3'3" (2.17 x 1.00m)









Road Map



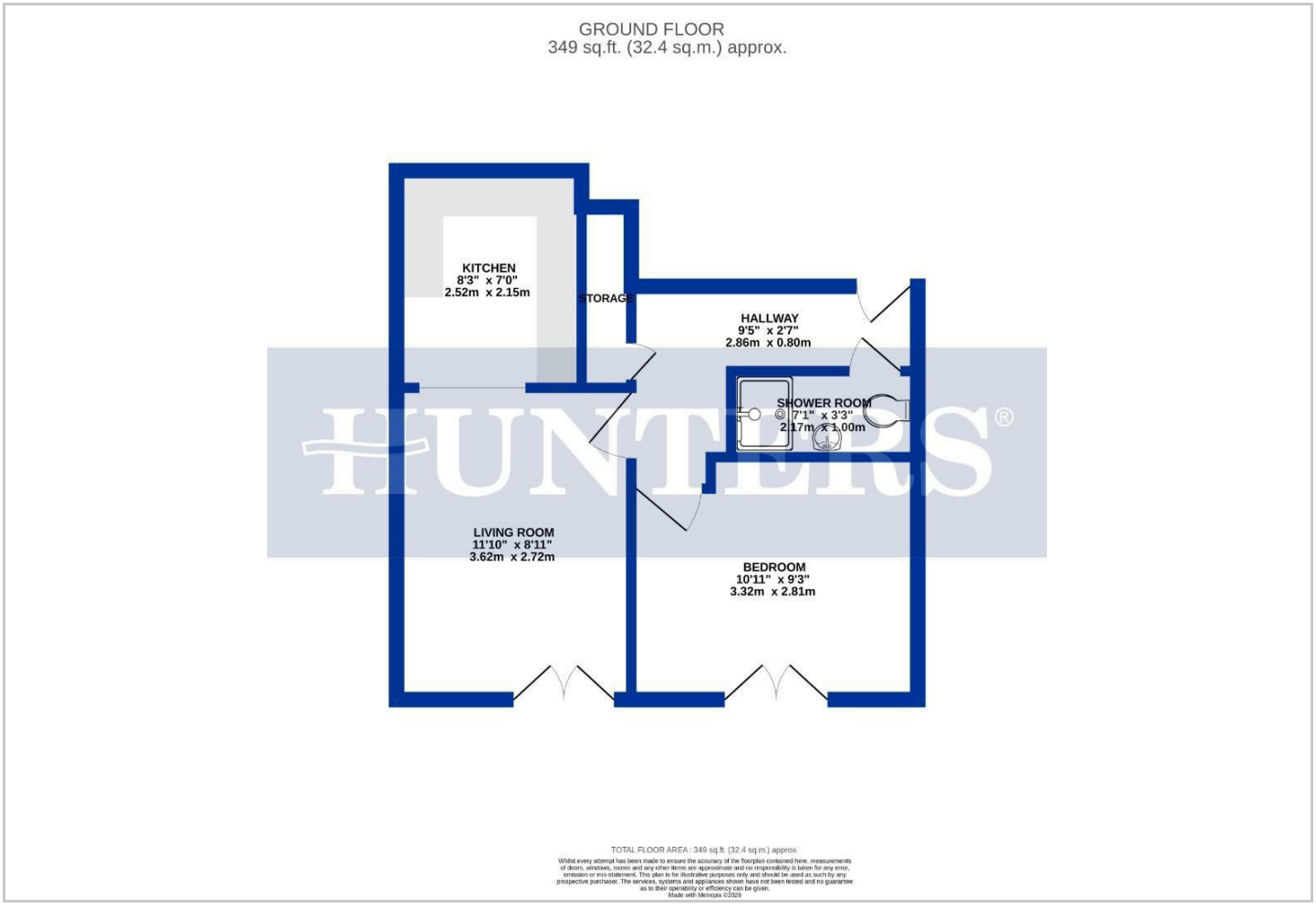
Hybrid Map



Terrain Map



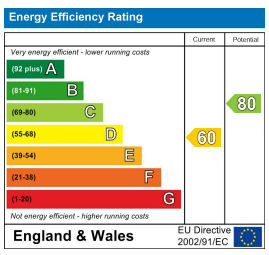
Floor Plan

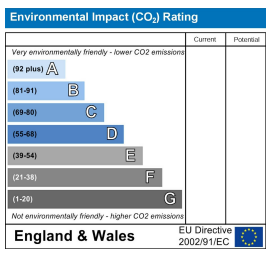


Viewing

Please contact our Hunters Pudsey Office
on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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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