

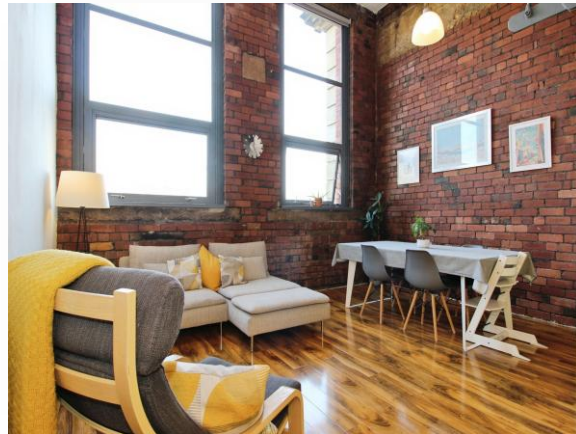
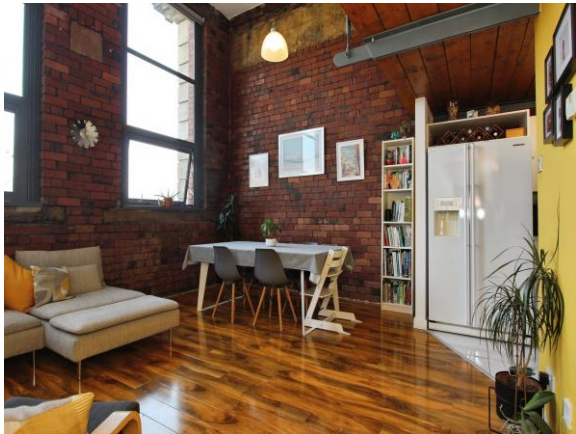


**Old School Lofts Whingate, Leeds LS12 3BW**

**welcome to**

**Old School Lofts Whingate, Leeds**

A stylish upper-floor apartment in popular area in Armley, offering modern décor, a bright living space, contemporary kitchen, bathroom, bedroom and a fantastic mezzanine bedroom. Ready to move into and perfect for a range of buyers—early viewing is a must!



### **Old School Lofts**

A modern and stylish upper-floor apartment located in a popular part of Armley, offering excellent transport links to Leeds city centre. The ready-to-move-into accommodation includes a communal entrance with access to the upper floors, an entrance hallway, a contemporary kitchen, a bright living/dining area, a bedroom, and a bathroom, plus an additional mezzanine bedroom. This appealing property is ideal for a range of buyers, and early internal viewing is highly recommended.

### **Ground Floor**

Communal entrance and access to upper floors

### **Entrance Hallway**

Private entrance to the apartment with useful built in storage and stairs leading to the first floor mezzanine level.

### **Living Room**

15' 9" x 14' 5" ( 4.80m x 4.39m )

A bright and stylish living/dining space with a modern loft-style feel. The room features exposed red-brick walls and two tall industrial-style windows that flood the area with natural light. The flooring is a rich polished wood, adding warmth and character.

### **Kitchen**

8' 6" x 6' 7" ( 2.59m x 2.01m )

This kitchen offers a clean, contemporary feel with sleek white cabinetry and glossy white floor tiles and features a stainless steel sink unit, built-in oven, electric hob, washing machine and dishwasher and a modern stainless-steel extractor, all set within streamlined units for a clutter-free look, space for a large American style fridge freezer. A light mint-green splashback adds a subtle pop of colour.

### **Bedroom**

15' 9" x 8' 10" ( 4.80m x 2.69m )

A double bedroom with wooden flooring and exposed brick walls and window

### **Bathroom**

This modern bathroom features a full-size bath with overhead shower and a sleek curved glass screen. Bright white units, a wall-mounted sink, and large mirrored cabinet keep the space feeling fresh and open. Warm wooden ceiling panels add a stylish contrast, creating a cosy, contemporary finish.

### **Mezzanine Bedroom**

15' 9" x 10' 10" ( 4.80m x 3.30m )

A double bedroom with wooden flooring and stainless steel balustrade overlooking the living area. Exposed brick walls and small walk in dressing area.

### **Outside**

To the outside there is ample off street parking and electric gates



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welcome to

## Old School Lofts Whingate, Leeds

- Stylish upper-floor apartment in popular area in Armley
- Bright open-plan living/dining area
- Contemporary fitted kitchen
- Modern bathroom
- Ready to move straight into

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 900.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 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.

# £155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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.



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