



Whitehall Drive, Leeds LS12 5LW

welcome to

Whitehall Drive, Leeds

- Well presented two double bedroom apartment
- Spacious lounge with bay window
- Good-sized kitchen
- Modern three-piece bathroom suite
- Instant hot water system

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000

Property Information

Situated in a desirable and convenient location, this well-presented two-bedroom apartment offers an excellent opportunity for first-time buyers, professionals, or investors seeking a low-maintenance home with modern comforts. The property is thoughtfully laid out, providing bright and spacious accommodation throughout, along with practical features such as instant hot water, allocated parking, and access to a communal garden. Combining comfort, convenience, and ease of living, this apartment is ready to move into and enjoy, making it an ideal choice for those looking for a well-kept home in a well-connected setting.

Hallway

A central hallway providing access to all rooms, complete with a useful storage cupboard, ideal for keeping the space tidy and organised.

Lounge

A bright and generously sized living area featuring a bay window, allowing plenty of natural light to flow through. A comfortable space perfect for both relaxing and entertaining.

Kitchen

A decent-sized kitchen offering good workspace and storage, with potential for further personalisation if desired.

Bedroom One

A well-proportioned double bedroom, finished with carpet flooring, providing a comfortable and cosy retreat.

Bedroom Two

A second double bedroom, ideal for guests, family, or use as a home office.

Bathroom

A modern three-piece bathroom suite, partially tiled and fitted with a heated towel rail, offering both style and practicality.

External

Communal garden - a pleasant shared outdoor space.
Allocated parking space - convenient off road parking



view this property online williamhbrown.co.uk/Property/PDY116974



Property Ref:

PDY116974 - 0005

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