



Hill End Crescent, Leeds LS12 3PW

welcome to

Hill End Crescent, Leeds

New to market and situated on a desired residential area on Hill End Crescent, this two bedroom/two bathroom first floor apartment offers an ideal choice for first time buyers and investors. With allocated parking and garage. NO ONWARD CHAIN. Far reaching views.



Property Information

A stylish second floor apartment set on the ever-popular Hill End Crescent, LS12, offering a fantastic blend of comfort, views, and convenience.

The property welcomes you into a well-maintained interior, with a bright and inviting lounge that really sets it apart — enjoying far-reaching views. The adjoining kitchen is practical and well laid out. There are two bedrooms, with the principal bedroom also benefiting from those same open views, along with a private en suite shower room for added convenience.

A separate bathroom serves the rest of the apartment. Externally the flat is accompanied with allocated parking and further garage for secure parking and further storage. Hill End Crescent provides easy access to a range of local amenities, including shops, supermarkets, and transport links into Leeds City Centre, making it an ideal choice for professionals, first-time buyers, or investors.

A great opportunity to secure a well-located apartment with impressive outlooks — early viewing is advised.

Kitchen

The kitchen is well appointed with an array of wall and base units. Built in oven and washer dryer.

Lounge

The lounge is positioned to the rear of the flat, with dual aspect windows overlooking some fantastic views of the scenery. A good sized room overall, ideal for relaxing and entertaining.

Bedroom One

Double bedroom with great views. With en suite fitted with a walk in shower, w/c and sink.

Bedroom Two

A further well proportioned bedroom offering versatile use as a potential home office.

Bathroom

Modern three piece suite inclusive of bath with overhead shower, WC and sink.

External

Externally you will find allocated parking in front of a garage accompanied to the flat. Perfect for secure parking and storage.

Agents Note

Please note that the AML fee covers 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.



view this property online williamhbrown.co.uk/Property/PDY117003



welcome to

Hill End Crescent, Leeds

- SECOND FLOOR FLAT
- MASTER WITH EN SUITE
- ALLOCATED PARKING
- GARAGE
- FAR REACHING VIEWS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1161.48

Ground Rent: 180.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2020.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117003



Property Ref:
PDY117003 - 0007

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