



Victoria Gardens, Hyde Park Leeds LS6 1FH

welcome to

Victoria Gardens, Hyde Park Leeds

Ideally situated in a highly sought-after location, the property is within easy reach of a wide range of local shops, amenities, cafés, and leisure facilities, while also being conveniently positioned close to the university. Excellent transport connections provide easy access to Leeds city centre.



Ground Floor

Hallway

Enter through a private entrance with access to the open plan living/kitchen and stairs leading to the first floor.

Kitchen/Lounge

The spacious open-plan kitchen/lounge provides a bright and versatile living space, ideal for both relaxing and entertaining. The lounge area benefits from double doors opening directly onto the garden, allowing for plenty of natural light and creating a seamless connection between the indoor and outdoor spaces. The modern kitchen is fitted with a range of wall and base units, complemented by practical work surfaces and a selection of integrated appliances, offering both style and functionality for everyday living.

Downstairs Wc

A convenient downstairs toilet with wc and hand basin.

First Floor

Bedroom One

A spacious double bedroom with fitted wardrobes and access to en-suite facilities.

En-Suite Bathroom

The en suite bathroom is stylishly presented with contemporary grey wall tiling, creating a sleek and modern finish. The room is fitted with a white suite comprising a paneled bath with shower over, hand wash basin, and WC. Well-appointed and practical, the en suite provides a comfortable and private space, ideal for everyday use.

Second Floor

Bedroom Two

A spacious double bedroom with fitted wardrobes and access to an en-suite shower room.

En-Suite Shower Room

The en suite shower room is beautifully presented with contemporary grey tiling, creating a stylish and modern finish. The suite comprises a walk-in shower cubicle with a luxurious rainfall shower, a WC, and a hand wash basin set within a vanity unit providing useful storage. Finished to a high standard, the en suite offers a practical and comfortable space, perfectly complementing the bedroom.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



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Victoria Gardens, Hyde Park Leeds

- **GUIDE PRICE £300,000 - £315,000**
- BEAUTIFULLY PRESENTED MODERN TRIPLEX APARTMENT
- TWO MODERN EN-SUITE BATHROOMS
- OPEN PLAN LIVING/MODERN KITCHEN
- DIRECT ACCESS TO PRIVATE PATIO

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 1256.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£300,000 - £315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110159 - 0004

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.



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