



Springwell Gardens Whitehall Road, Leeds LS12 1FJ

welcome to

Springwell Gardens Whitehall Road, Leeds

Modern upper floor apartment in the heart of Leeds City Centre, offering spacious open-plan living, a double bedroom with en-suite and fabulous far-reaching views. Benefiting from communal gardens, a secure communal lobby and no onward chain, this is an ideal first-time buy or investment.



Lounge/Kitchen

28' 1" Max x 8' 7" Max (8.56m Max x 2.62m Max)

Offering open plan living/kitchen - The modern kitchen offers wall and base units, with integrated appliances including electric oven, slim line dishwasher and fridge freezer. Laminate flooring continues through out into the lounge area with fully glazed patio doors boasting city views.

Bedroom

9' 8" Max x 7' 8" Max (2.95m Max x 2.34m Max)

Cosy bedroom with carpet flooring and modern radiator with fully glazed patio doors with boasting city views. The boiler is housed in a large cupboard with storage space below.

En-Suite

Modern bathroom, fully tiled fitted with a 3 piece suite, comprising of a large rainfall shower, wall hung WC and sink.

Communal Lobby

Communal Lobby offers seating area and work stations and a place for socialising.

Outside

There is access to a communal garden.

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.



view this property online williamhbrown.co.uk/Property/HEA109935



welcome to

Springwell Gardens Whitehall Road, Leeds

- MODERN UPPER FLOOR APARTMENT
- SPACIOUS OPEN PLAN LIVING
- DOUBLE BEDROOM WITH EN-SUITE
- FABULOUS FAR REACHING VIEWS
- CENTRAL LEEDS LOCATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 935.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2023.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109935



Property Ref:
HEA109935 - 0002

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 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk