



Springwell Gardens, Whitehall Road, Leeds, West Yorkshire

Highly sought-after location | Stunning newly built development | Leeds city centre | Investment opportunity | Ideal for first time buyers

1 Bedroom apartment | Asking Price: **£219,995 (Offers In Region Of)**

OLIVER GEORGE

POWERED BY
KELLERWILLIAMS

Whitehall Road, Leeds, West Yorkshire

DESCRIPTION

KEY FEATURES

- Highly sought-after location
- Stunning newly built development
- Leeds city centre
- Investment opportunity
- Ideal for first time buyers

Springwell Gardens is a stunning and unique new build development situated in the heart of Leeds. A 5 minute walk to the bars and restaurants and just a 10 minute walk to Leeds railway station, perfect for young working professionals. Rear: The rear of the building features a tranquil communal garden terraced, complete with seating, planted decoration and even a built-in table tennis table.

INTERIOR: Good quality finish and décor throughout with two secured entrance areas. Heating supplied via the internal ventilation system.

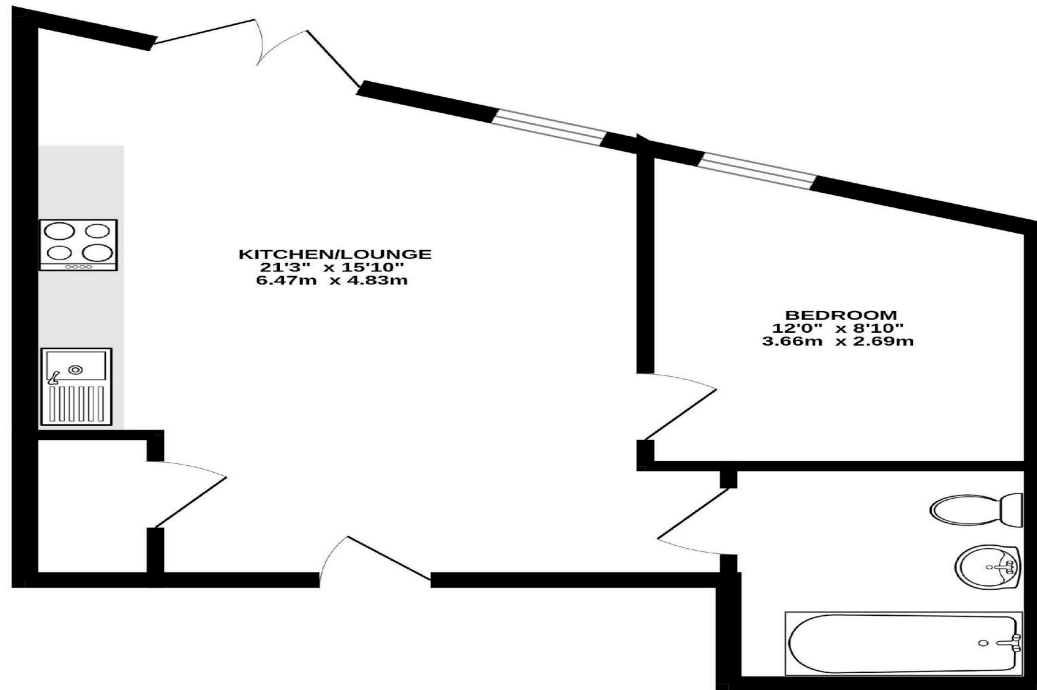
Lounge/Kitchen: A spacious living area, large enough to support alternative furniture arrangements, as required. Hardwood floors throughout and Double Glazed windows to the exterior. An Electric Heater. A fully fitted contemporary kitchen, which includes a dishwasher, fridge and freezer. There is also an electric oven, four ceramic hobs and an extractor fan above. Corian worktops and upstands, a 1l capacity stainless steel sink and drainer. A four seated dining table and chairs can also work well here. Double Glazed French doors via the Juliet balcony with city views. Electric heater.

Bedroom One: A large room which can support a Double bed and some additional items of furniture, as required. Double Glazed windows to the exterior with city views and an electric radiator.

Bathroom: Very spacious, fully tiled contemporary wall and floor tiling. Features include: a bathtub with a separate standing shower, a wash basin and a w/c. Extractor fan with isolation switch. Two electric shaver power supply points and an electric heated towel rack.







TOTAL FLOOR AREA : 419 sq.ft. (39.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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