



## Whitehall Quarter, Wellington Street, Leeds, LS1 4JU

- Two bedroom apartment located in the Whitehall Quarter of West Point
- Ideal for professionals, commuters, first-time buyers, or investors
- Both bedrooms benefit from contemporary en suite bathrooms
- Private balcony providing outdoor space and city views
- Convenient access to Leeds city centre shops, bars, and restaurants
- Prime city centre location just 0.2 miles from Leeds Train Station
- Two spacious double bedrooms offering comfortable modern living
- Bright and spacious open-plan living and kitchen area
- Secure and well-maintained development with on-site concierge service
- Council Tax Band C



**Guide Price £210,000**

# Whitehall Quarter, Wellington Street, Leeds, LS1 4JU

## DESCRIPTION

**\*\*IN POSSESSION OF EWS1 – B1 RATED\*\*** Located in the Whitehall Quarter of West Point, Leeds, this exceptional two-bedroom apartment offers a perfect blend of modern living and city convenience. Situated just a short 0.2 miles from Leeds Train Station, this property is ideal for those who appreciate easy access to transport links and the bustling city centre.

The apartment boasts two generously sized double bedrooms, each featuring its own en suite bathroom, providing both comfort and privacy. The spacious open-plan living and kitchen area is designed for contemporary living, making it perfect for entertaining or simply enjoying a quiet evening at home. From this area, you can step out onto your private balcony, a delightful spot to unwind and take in the views.

Residents of this prestigious development benefit from an on-site concierge, ensuring a secure and well-maintained environment. Additionally, the surrounding area is rich with amenities, including a Tesco Express for your daily needs, as well as popular cafes and restaurants such as Cafe Nero, making it easy to enjoy the local dining scene.

### EPC

Energy rating C

This property produces 1.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

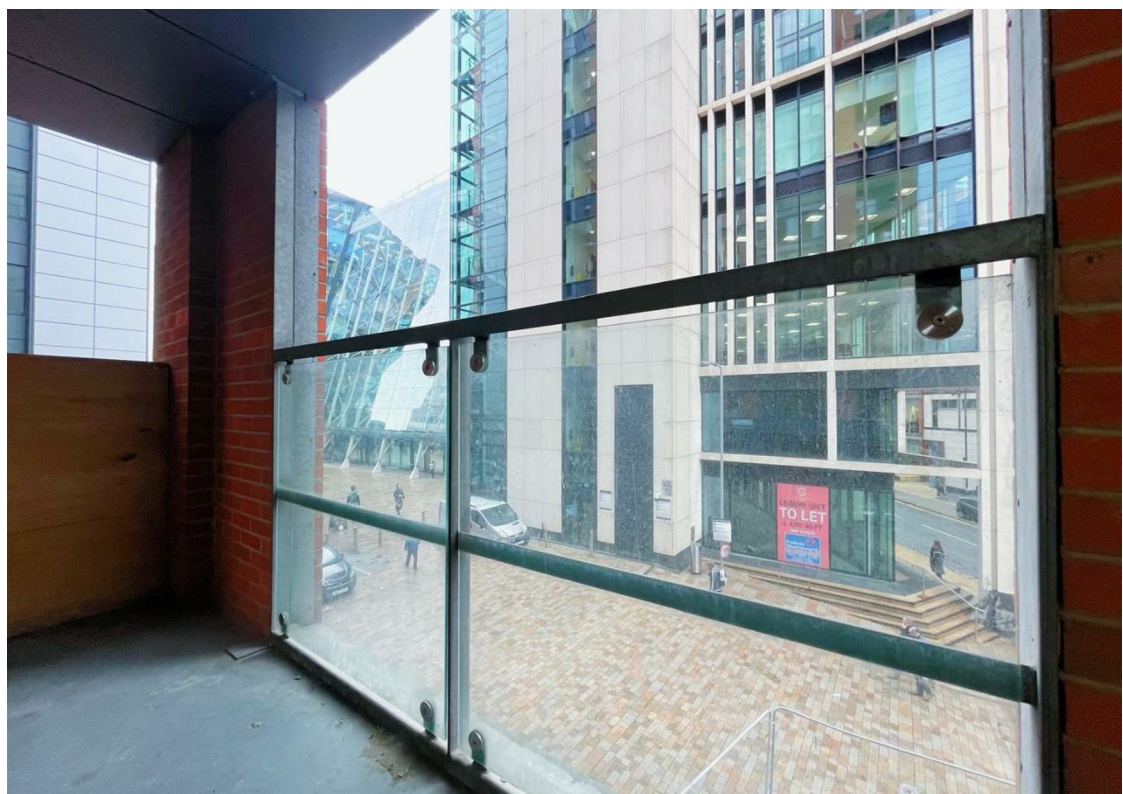
Leasehold Years remaining on lease:

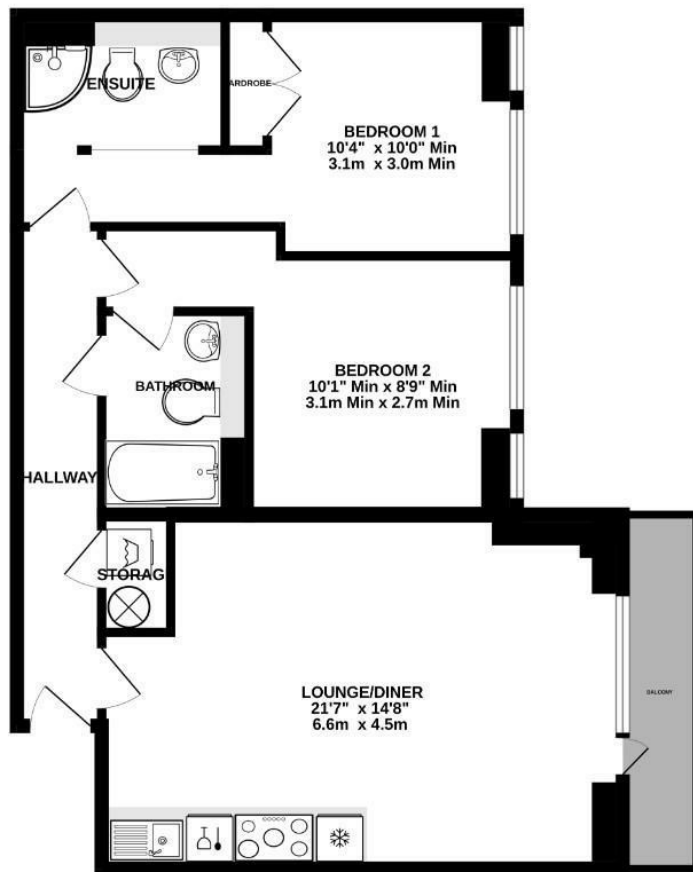
Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount £

Council Tax Banding: C







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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**Viewings**

Please contact [leedslettings@hunters.com](mailto:leedslettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



15 Park Place, Leeds, LS1 2SJ  
Tel: 0113 218 2448 Email: [leedslettings@hunters.com](mailto:leedslettings@hunters.com) <https://www.hunters.com>

**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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

