HUNTERS®

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# Whitehall Road

Leeds, LS12 5DU

Offers In The Region Of £320,000

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Council Tax: D

# 586A Whitehall Road

## Leeds, LS12 5DU

## Offers In The Region Of £320,000

- Sought-after family area of Leeds
- Three spacious double bedrooms
- Open-plan living and dining area
- Modern kitchen with island unit
- Patio doors to rear garden
- Downstairs WC and utility room
- Dedicated study and storage room
- Driveway parking plus outbuilding
- Close to parks and green spaces
- Excellent transport links to city

Occupying an enviable position in a highly sought-after area of Leeds, this beautifully presented three-bedroom detached home enjoys breath-taking far-reaching views that truly set it apart. Combining generous living space, modern finishes and a wonderful sense of light throughout, this is a home perfectly designed for growing families and those who love to entertain.

The heart of the home is the impressive open-plan ground floor, creating a bright and sociable space where everyday living flows effortlessly. The spacious living and dining area is bathed in natural light, with patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

The contemporary kitchen has been thoughtfully designed with both style and functionality in mind, featuring a central kitchen island, integrated appliances, a double electric hob, partial tiling and ample space for additional appliances. Positioned to the front of the property, it enjoys delightful outlooks, making even everyday tasks a pleasure.

Adding to the home's practicality are a useful utility room, downstairs WC, dedicated study, ideal for home working, a separate storage room for coats and household essentials, and a generous outbuilding to the rear, providing excellent additional storage, workshop or hobby space. A private driveway completes the property.

Upstairs, three well-proportioned double bedrooms provide comfortable accommodation for the whole family. The principal bedroom benefits from built-in wardrobes and enjoys stunning far-reaching views across the surrounding landscape, offering a peaceful backdrop to wake up to each morning., while the second bedroom has views of the garden. The third double bedroom also has nice views and includes useful built-in storage. The the fully tiled family bathroom is fitted with a bath with shower over, WC and wash basin.
Outside, the property continues to impress with a delightful rear garden that provides the perfect place to unwind, entertain or simply take in the spectacular elevated views. Whether enjoying a morning coffee, summer barbecue or watching the changing seasons unfold, the outlook creates a truly special setting that can be appreciated all year round.

Ideally located, the property is within easy reach of a wide range of local amenities, excellent schools and beautiful green spaces, making it a fantastic place to put down roots. Scenic parks and walking routes are nearby for those who enjoy the outdoors, while Leeds city centre offers an extensive selection of shops, cafés, restaurants and leisure facilities just a short journey away.

Excellent transport links further enhance the appeal, with regular bus services along Whitehall Road providing convenient access to Leeds city centre and surrounding areas. Leeds railway station is also easily reached, offering excellent regional and national connections, making this an ideal location for commuters seeking the perfect balance between city convenience and peaceful family living.

Tel: 0113 257 6198

KITCHEN
23'0" x 8'6" (7.03m x 2.61m)

LIVING ROOM
22'1" x 21'11" (6.75m x 6.70m)

OFFICE
13'7" x 7'8" (4.16m x 2.35m)

UTILITY ROOM
7'8" x 4'5" (2.35m x 1.35m)

WC
6'5" x 2'11" (1.98m x 0.90m)

STORE
7'9" x 6'5" (2.37m x 1.97m)

BEDROOM ONE
13'6" x 7'8" (4.14m x 2.35m)

BEDROOM TWO
13'0" x 9'4" (3.98m x 2.85m)

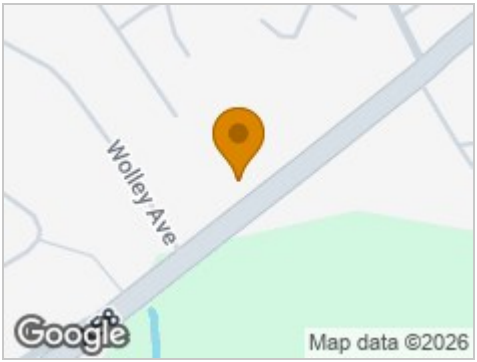
BEDROOM THREE
12'7" x 7'8" (3.85m x 2.34m)

BATHROOM
7'4" x 9'6" (2.24m x 2.90m)

GARDEN STORE
9'2" x 8'2" (2.80m x 2.50m)

GARDEN STORE
13'6" x 9'2" (4.12m x 2.80m)

## Road Map




## Hybrid Map

## Terrain Map

## Floor Plan

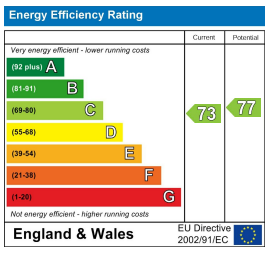
Total Area: 156.9 m² ... 1689 ft²

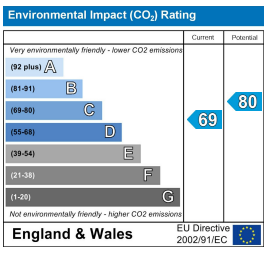
All measurements are approximate and for display purposes only

## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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.

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