

# HUNTERS®

HERE TO GET *you* THERE



**Hall Road**  
Leeds, LS12 1AU

£70,000

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Council Tax: A



# 6 Bexley Hall Hall Road

Leeds, LS12 1AU

£70,000



- Immaculate ground floor apartment
- Popular Bexley Hall development
- Dual-aspect double bedroom
- Bright open-plan living space
- Integrated oven and washing machine
- Perfect for first-time buyers and investors
- Council tax band A
- Secure communal entrance
- Strong rental demand location
- Nearby amenities and easy access to Leeds city centre

This IMMACULATE one-bedroom GROUND FLOOR apartment in Leeds offers a practical and appealing opportunity for first-time buyers, downsizers and investors alike, particularly given the area's continued popularity as a rental location.

Set within the BEXLEY HALL development and accessed via a secure communal entrance, the apartment benefits from easy ground floor access, making it especially suitable for those seeking convenience and low-maintenance living. Inside, the accommodation is well-proportioned throughout, with a bright and spacious OPEN-PLAN reception room that flows seamlessly into the kitchen, creating a sociable and comfortable living space.

The KITCHEN is fitted with a modern range of wood-effect wall and base units, complemented by dark worktops and neutral tiled splashbacks, creating a smart and practical cooking environment. Integrated appliances include an electric oven with hob and extractor, along with an integrated washing machine, with space available for a dishwasher if desired.

The DOUBLE BEDROOM is a generous size and enjoys a dual-aspect layout, allowing natural light to flood the room throughout the day. Finished in neutral décor, it is bathed in sunshine and further benefits from a fitted wardrobe, providing excellent built-in storage.

The SHOWER ROOM is fitted with a walk-in shower enclosure, wash basin and W/C, all finished with neutral tiling and white fittings, alongside a heated towel rail and extractor fan. The absence of a bath helps to maximise usable space and offers a practical, low-maintenance layout.

With Council Tax Band A helping to keep running costs down, the apartment is READY to move into and presents a true blank canvas, offering buyers an exciting opportunity to personalise and make the space their own. Whether as a first step onto the property ladder, a convenient downsizing option or a strong buy to let investment, this apartment offers excellent versatility.

## LOCATION

Set within an established residential block in Armley, this well-presented one-bedroom apartment offers practical, low-maintenance living with excellent access into Leeds city centre. Ideal for first-time buyers or investors alike, the property combines comfortable open-plan living with a secure communal entrance in a location that continues to attract strong rental demand. While no parking is included, there is the option to hire a parking space directly through the management company on a monthly basis if desired.

## KITCHEN

7'2" x 6'0" (2.20m x 1.85m)

## LIVING ROOM

11'5" x 9'10" (3.50m x 3.01m)

## BEDROOM

11'5" x 11'3" (3.50m x 3.45m)

## SHOWER ROOM

7'5" x 6'2" (2.27m x 1.88m)



## Road Map



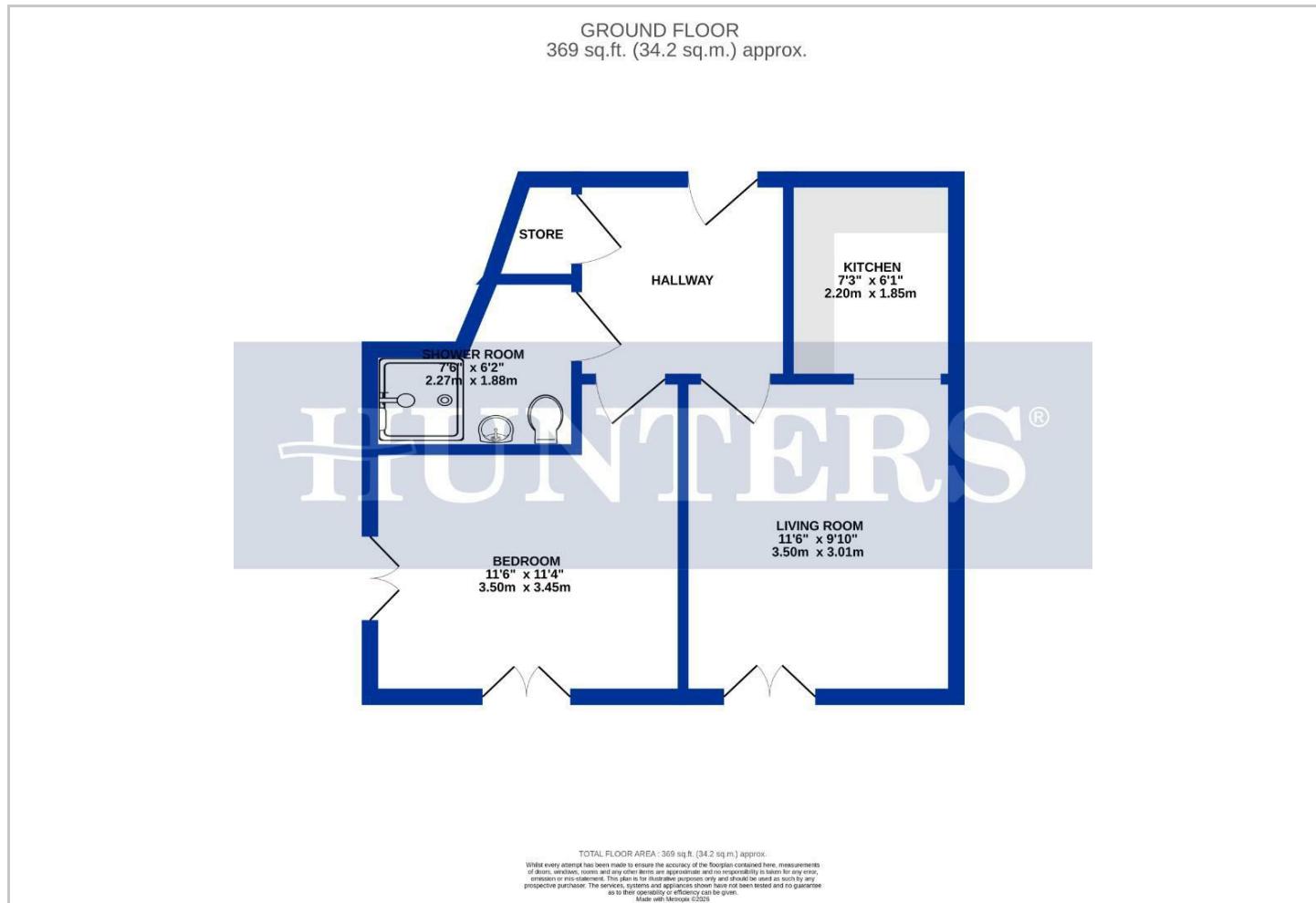
## Hybrid Map



## Terrain Map

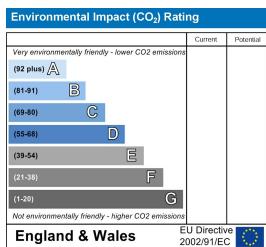
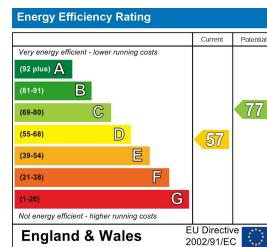


## Floor Plan



## 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.



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