



THE POINT, 3
WHITEHALL PLACE,
LEEDS, LS12 1AB
£110,000
1 Bedroom Flat
EPC Rating: C



A well-presented and great value, 1 bedroom 2nd floor apartment.

Located on Springwell Street, just off Whitehall Road - the property offers well planned accommodation covering 413sqft.

The open plan living area offers a good size recessed kitchen and living space complete with large picture windows.

Off the entrance hall is a contemporary bathroom and double bedroom, again with large picture windows.

The Vendor informs us that the following charges apply:-

Ground rent - £200pa / Service Charge - £1,300pa

The Lease runs for 125 years, from 2004.

CURRENTLY RENTED @ £575pcm on a rolling basis, with a possible rental return of £600pcm.

THE DEVELOPMENT

The Point is a 2004 new-build development, straddling Whitehall Road and Springwell Street. It is a relatively small development, with only 24 apartments in total - all of which have large window openings and access to a huge flagged communal terrace, ideal for stepping out if you're working from home. This location is about to undergo a huge transformation, as Springwell Gardens emerges from the land opposite - transforming this industrial part of Leeds dramatically. Leeds central train station is a short walk up the road, where an abundance of newly created bars and restaurants can be explored at the MEPC development.

LOUNGE / DINING ROOM

The open plan living space occupies an east facing aspect, where the large feature windows offer far reaching views towards the city beyond.

KITCHEN

The kitchen is modern and contemporary, with beech colour wall and base units - finished off with grey work tops. Stainless steel appliances include, an electric oven and hob with extractor over - as well as a built-in washing machine and fridge.

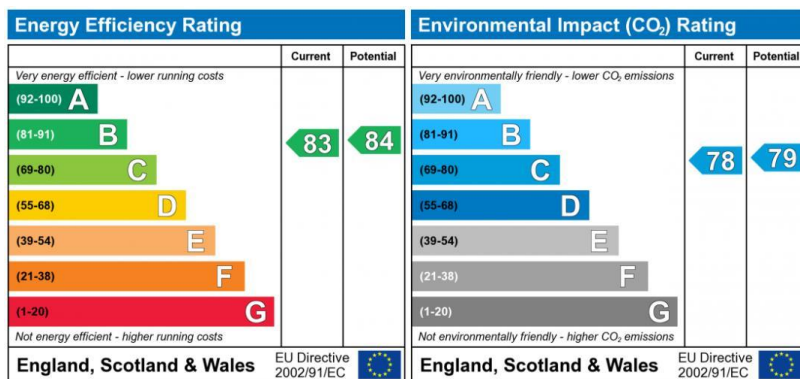
BEDROOM

The bedroom is a good double and again has a large window, which floods the room with light. The room allows for a standard double bed, side tables and wardrobes.

BATHROOM

The bathroom is fully tiled and encompasses a white 3 piece suite, with mixer controlled shower over the bath, low level w/c and hand wash basin - as well as a wall mounted mirror and heated towel rail.





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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.