



**Hill End Crescent, Leeds LS12 3PW**

**welcome to**

## **Hill End Crescent, Leeds**

New to market and situated on a desired residential area on Hill End Crescent, this two bedroom/two bathroom first floor apartment offers an ideal choice for first time buyers and investors. With allocated parking and garage. NO ONWARD CHAIN. Far reaching views.

### **Property Information**

A stylish second floor apartment set on the ever-popular Hill End Crescent, LS12, offering a fantastic blend of comfort, views, and convenience. The property welcomes you into a well-maintained interior, with a bright and inviting lounge that really sets it apart — enjoying far-reaching views. The adjoining kitchen is practical and well laid out. There are two bedrooms, with the principal bedroom also benefiting from those same open views, along with a private en suite shower room for added convenience. A separate bathroom serves the rest of the apartment. Externally the flat is accompanied with allocated parking and further garage for secure parking and further storage. Hill End Crescent provides easy access to a range of local amenities, including shops, supermarkets, and transport links into Leeds City Centre, making it an ideal choice for professionals, first-time buyers, or investors. A great opportunity to secure a well-located apartment with impressive outlooks — early viewing is advised.

### **Kitchen**

The kitchen is well appointed with an array of wall and base units. Built in oven and washer dryer.

### **Lounge**

The lounge is positioned to the rear of the flat, with dual aspect windows overlooking some fantastic views of the scenery. A good sized room overall, ideal for relaxing and entertaining.

### **Bedroom One**

Double bedroom with great views. With en suite fitted with a walk in shower, w/c and sink.

### **Bedroom Two**

A further well proportioned bedroom offering

versatile use as a potential home office.

### **Bathroom**

Modern three piece suite inclusive of bath with overhead shower, WC and sink.

### **External**

Externally you will find allocated parking in front of a garage accompanied to the flat. Perfect for secure parking and storage.



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- \*\* INTERNAL IMAGES COMING SOON \*\*
- SECOND FLOOR FLAT
- MASTER WITH EN SUITE
- ALLOCATED PARKING
- GARAGE

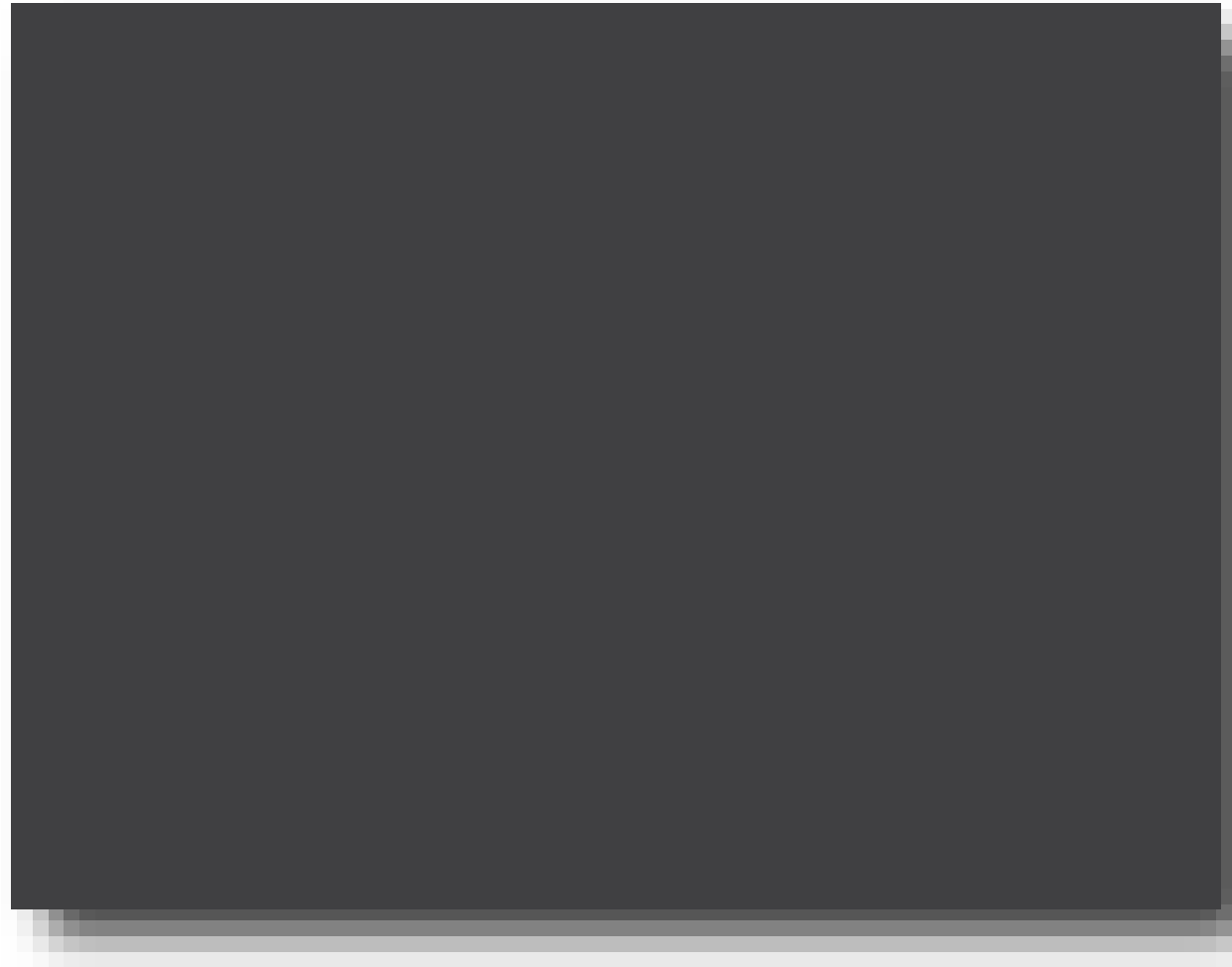
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1161.48

Ground Rent: 180.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £125,000



**view this property online** [williamhbrown.co.uk/Property/PDY117003](http://williamhbrown.co.uk/Property/PDY117003)



Property Ref:  
PDY117003 - 0003

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