

Winrose Drive | Belle isle | LS10 3HS £75,000

One bedroom maisonette | Council Tax Band A | EPC Rating C

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IMMACULATE THROUGHOUT. NO CHAIN & VACANT POSSESSION. EASY ACCESS TO LEEDS CENTRE.
An immaculate one-bedroom maisonette on Winrose Drive, within easy access of Leeds centre. Set within a low-rise block with its own entrance at first-floor level, the property offers a bright, well-presented home ideal potentially for a first-time buyer, investor, or someone looking to downsize.

The main reception room is a good-sized, neutrally decorated space with grey carpeting and large windows providing plenty of natural light. A newly fitted kitchen adjoins, finished with modern grey units, tiled splashbacks and integrated oven and hob, creating a clean, contemporary feel with practical worktop space.

The double bedroom continues the fresh décor, with white walls and grey carpeting, and overlooks communal green space to the rear. The new bathroom is smartly appointed with white suite, shower over bath, chrome towel radiator and marble-effect wall tiling.

Outside, the maisonette benefits from well-kept communal gardens offering generous lawned areas, together with a parking space for one car.

Winrose Drive is well placed for local amenities: Middleton District Centre, supermarkets and Middleton Park with its extensive woodland and open spaces are all within easy reach. Regular bus services run along nearby roads into Leeds city centre, typically taking around 20–25 minutes. For rail connections, Leeds station provides fast services to destinations such as York, Manchester and London.

The property is leasehold with approximately 64 years remaining and a management/service charge of £108 per month.









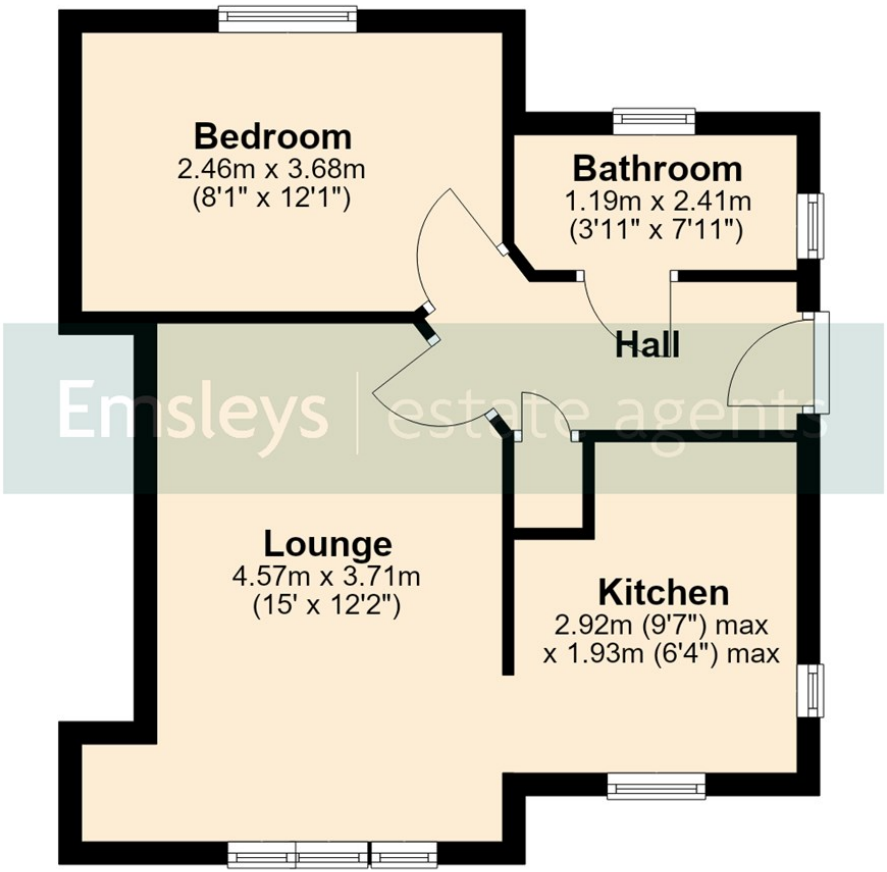






First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



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Total area: approx. 37.8 sq. metres (406.6 sq. feet)







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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