



Red Hall Way, LEEDS LS14 1EF

welcome to

Red Hall Way, LEEDS

A well presented, ready-to-move-into two-bedroom bungalow offering spacious accommodation throughout. Benefiting from a driveway, garage, and well-maintained front and rear gardens, this fantastic home is not to be missed.



Porch

Accessed from the side of the property, the porch offers a practical extension to the living space and serves as a welcoming entrance to the home.

Hallway

The hallway provides access to all rooms and benefits from a large storage cupboard, offering excellent additional storage space for the home.

Kitchen/ Diner

The kitchen benefits from two double-glazed windows. A useful built-in cupboard provides excellent additional storage. The room is fitted with wall and base units, with space for both under-counter and freestanding appliances. There is also a dedicated area that could comfortably accommodate a dining table.

Lounge

The lounge benefits from a large double-glazed window and a double-glazed external door, allowing an abundance of natural light to flood the room. The room is well proportioned, offering ample space and is further enhanced by attractive coving to the ceiling, adding character and charm to the room.

Bedroom One

This well-proportioned double bedroom features a double-glazed window and a fitted radiator. The room benefits from a fitted wardrobe, providing ample storage space, while a large built-in cupboard offers further practical storage.

Bedroom Two

This double bedroom features a double-glazed window and a fitted radiator. The room also benefits from a fitted wardrobe, providing convenient storage.

Shower Room

The shower room benefits from two double-glazed windows, allowing plenty of natural light. It is fitted with a walk-in shower, a vanity wash hand basin with useful storage beneath, and a WC. The room is

finished with fully tiled walls.

External

The property enjoys well-maintained gardens to both the front and rear, offering attractive outdoor space. To the front, there is a paved driveway providing off-road parking, alongside a neatly lawned garden bordered by established planting. The driveway extends along the side of the property, leading to a detached garage at the rear. The rear garden features a generous paved patio area, perfect for outdoor seating, complemented by a further well-kept lawn, creating an ideal space for relaxation and entertaining.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/OAK109934



welcome to

Red Hall Way, LEEDS

- BUNGALOW
- TWO BEDROOMS
- DRIVEWAY AND GARAGE
- VERY WELL PRESENTED FRONT AND REAR GARDENS
- READY TO MOVE IN CONDITION

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAK109934](https://www.williamhbrown.co.uk/Property/OAK109934)



Property Ref:
OAK109934 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)