



Whingate | | LS12 3UH

By Auction £49,000

One bedroom apartment | EPC TBC | Council Tax A

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***** ONE BEDROOM *** DUPLEX *** MODERN DEVELOPMENT*****

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £55,000 plus Reservation Fee. (Please see agents notes for further information)

One bedroom duplex apartment situated in this modern complex, ideally located for access to Leeds City Centre, motorway and ring road networks and good bus routes. Armley Town Street, Asda Supermarket and Gotts Park and Gotts Park Golf course are a short distance away along with Kirkstall Retail and Leisure Parks and charming walks along the Leeds Liverpool Canal.

Having double glazing and electric heating. The property comprises; Communal Entrance and communal entrance hallway. Entrance hallway with staircase to the first floor. The kitchen has contemporary base units with inset electric oven and hob with extractor over. Washing machine and free standing fridge. The living room area has, electric wall mounted heater and a window to the rear elevation. The modern ground floor shower room has a three piece white suite comprising; corner shower cubicle, wash hand basin and low flush w.c.

To the first floor is a landing area with door to the generous master bedroom with Velux window and wall mounted electric heater.

Entrance Hall 2.73m x 2.45m (8'11" x 8'0")

Stairs leading to the first floor, door off to:

Kitchen 2.82m x 2.90m (9'3" x 9'6")

Fitted with base units, contrasting counter tops, built in oven and hob, plumbed washing machine, space for fridge freezer, double glazed window.

Shower Room 1.63m x 1.93m (5'4" x 6'4")

Three piece suite with corner shower tiled walls, vanity wash hand basin and low flush w.c.

Living Room 2.00m x 4.35m (6'7" x 14'3")

Double glazed window, electric storage heater, T.V point

Landing 1.73m x 1.62m (5'8" x 5'4")

Bedroom 1 5.05m x 5.20m (16'7" x 17'1")

A large double bedroom, electric storage heater, Skylight,

External





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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