



## 29 Whitehall Croft, Leeds, LS12 5NJ

### Offers In The Region Of £95,000

A GROUND FLOOR TWO BEDROOM APARTMENT situated amidst similar style property in a popular residential area of Wortley. The property is well located for access to Leeds City Centre, the M621 motorway network and Churwell & Leeds Railway Stations, making the major commercial centres of West Yorkshire and beyond easily accessible.

Briefly throughout the property comprises of a COMMUNAL ENTRANCE HALLWAY with an intercom access system, a PRIVATE HALLWAY with a storage cupboard and double doors opening onto the LIVING ROOM, a FITTED KITCHEN with an ample range of cabinets and work surfaces, TWO BEDROOMS (one of which has built-in wardrobes / storage, and a modern BATHROOM / WC with a white suite and a shower above the bath.

Externally the property is set in communal shared and maintained grounds with PRIVATE / ALLOCATED PARKING and use of VISITOR PARKING SPACES.

This property would make an ideal purchase for a variety of buyers including FTB's and Landlords (possible rental income CIRCA £750.00 pcm).

Early internal viewing can be arranged by contacting the office on 0113 231 1033 [sales@kathwells.com](mailto:sales@kathwells.com).

Council Tax Band: B / EPC Rating: C

## **GROUND FLOOR:**

### **Communal Entrance:**

A communal entrance hallway with intercom access

### **Private Hallway:**

Access to the ground floor accommodation, wall mounted electric heater

### **Living / Dining Room:**

Double glazed bay window, double internal doors through to the hallway, wall mounted electric heater, television point, ample space for a range of living room and dining room furniture

### **Fitted Kitchen:**

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, plumbing for an automatic washing machine, stainless steel sink and drainer, space for a fridge / freezer

### **Bedroom One:**

Two double glazed windows, built in wardrobes / storage, wall mounted electric heater

### **Bedroom Two:**

Double glazed window, wall mounted electric heater

### **Bathroom / WC:**

A modern white suite comprising of a panelled bath with a glazed screen and a shower above, low flush WC, wash basin, wall mounted electric heater / towel warmer

## **TO THE OUTSIDE:**

### **Communal Gardens:**

Communal maintained gardens surround the property

### **Parking:**

The property benefits from having a dedicated parking space and access to visitor parking

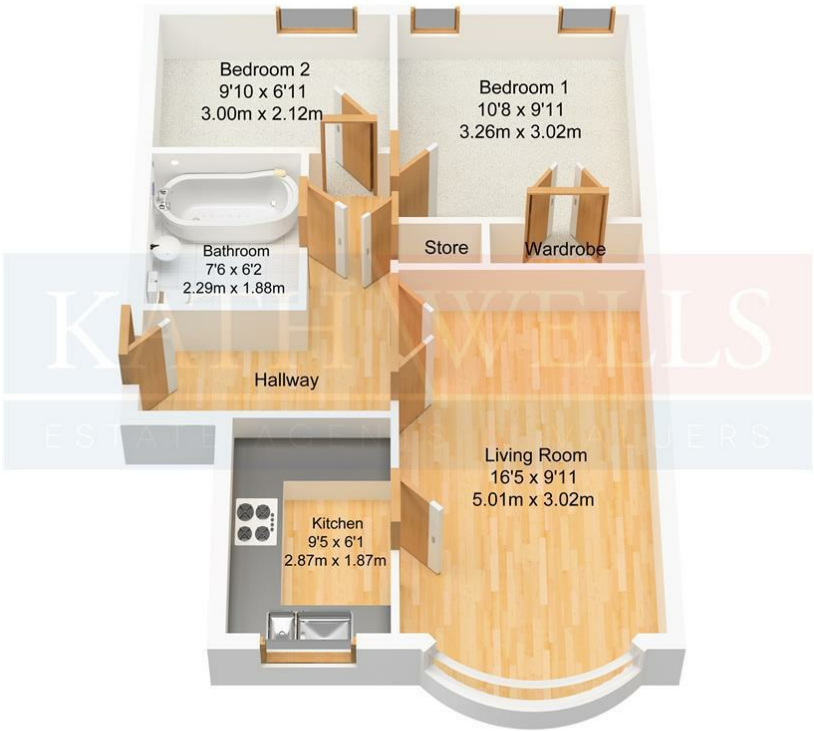
### **EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2579-3911-3209-1799-5200>

### **Council Tax Band & EPC Rating:**

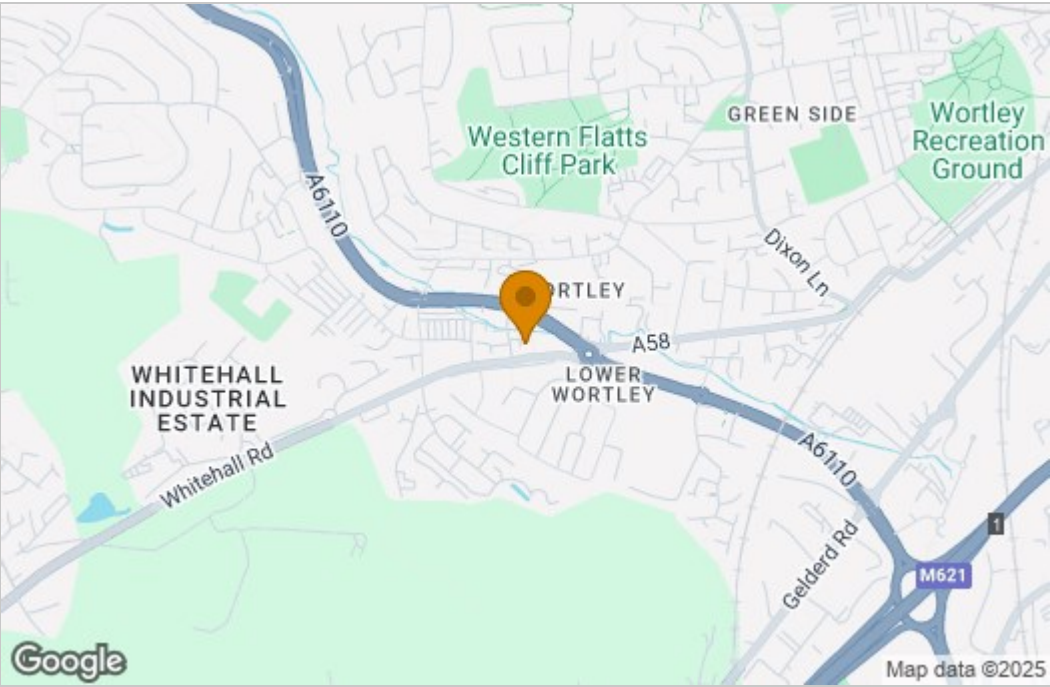
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Floor Plan

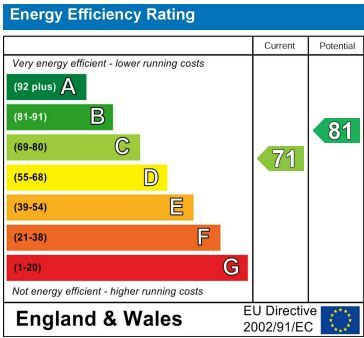


Ground Floor  
Approx. 50.80 sqm.  
(547.00 sqft.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.