



## 19 Whitehall Croft Leeds



## 2 Bedroom Flat £95,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 19 Whitehall Croft, Lower Wortley, Leeds, West Yorkshire, LS12 5NJ

## Communal Entrance:

Access via a communal entrance hallway with stairs to the upper floors. There is an intercom entry system

## Private Hallway:



Access to the accommodation, intercom access, laminated flooring, wall mounted electric heater, storage cupboard, double doors opening onto the living room

## Living Room:



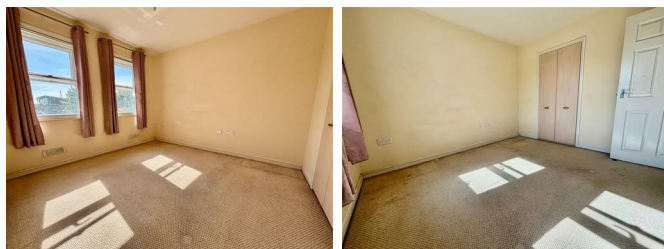
Double glazed window, double internal doors opening onto the hallway, wall mounted electric heaters, ample space for living room and dining room furniture

## Fitted Kitchen



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

## Bedroom One:



Double glazed window, built-in storage cupboards / wardrobes

## Bedroom Two:



Double glazed window



**Bathroom / WC:**



A white suite comprising of a panelled bath with a glazed side screen and a shower above, wash basin, low flush WC

**TO THE OUTSIDE:**



**Parking:**



Resident and visitor parking spaces are available

**Communal Gardens:**



The property is surrounded by communal maintained gardens

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8630-6929-7010-5030-2222>

**Lease Information:**

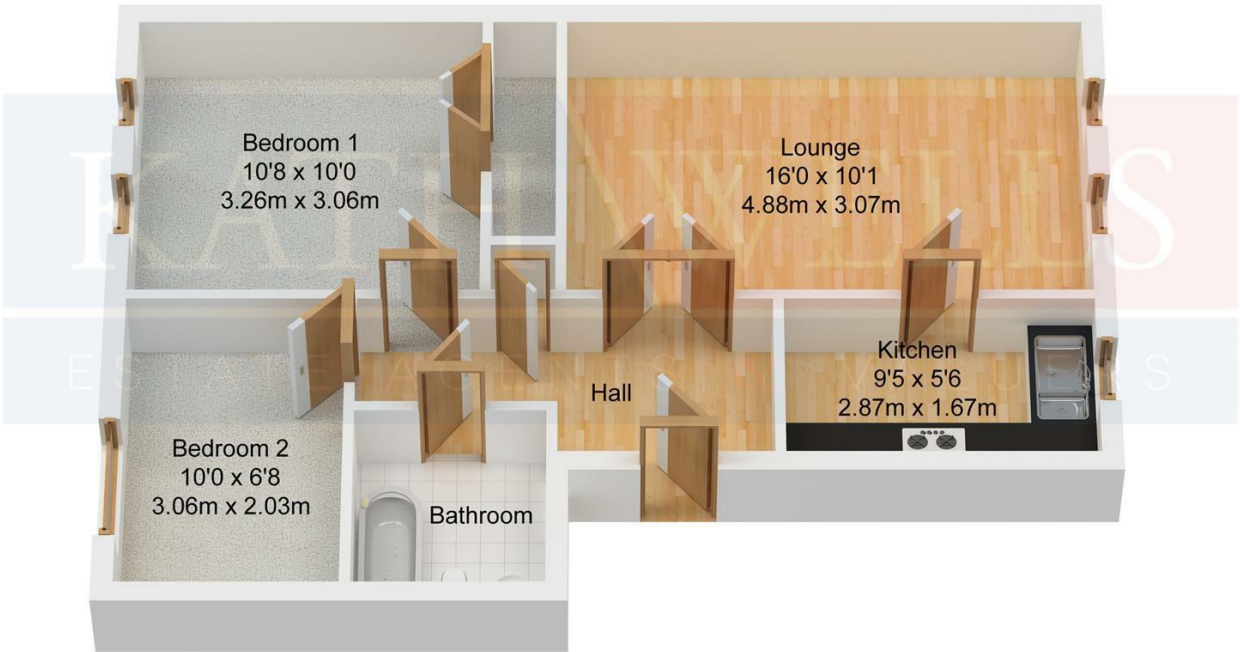
We have only been provided with limited information regarding the lease and full details should be obtained and verified by a solicitor prior to any commitment to buy. We understand that the lease had an original term of 125 years when issued in 2016, the Ground Rent is £500.00pa, and the Service Charge is 790.00pa

**Council Tax Band & EPC Rating:**

Council Tax Band: B / EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



Approx. 49.00 sqm.  
(527.00 sqft.)