



36 Wensleydale Drive Leeds



1 Bedroom Flat £75,000

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36 Wensleydale Drive, Upper Armley, Leeds, West Yorkshire, LS12 2HU

GROUND FLOOR:

Private Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor

FIRST FLOOR:

Internal Hallway:

Access to the first floor accommodation, storage cupboard, access to the loft space

Living Room:



Double glazed window, television point, central heating radiator, laminated flooring

Fitted Kitchen:



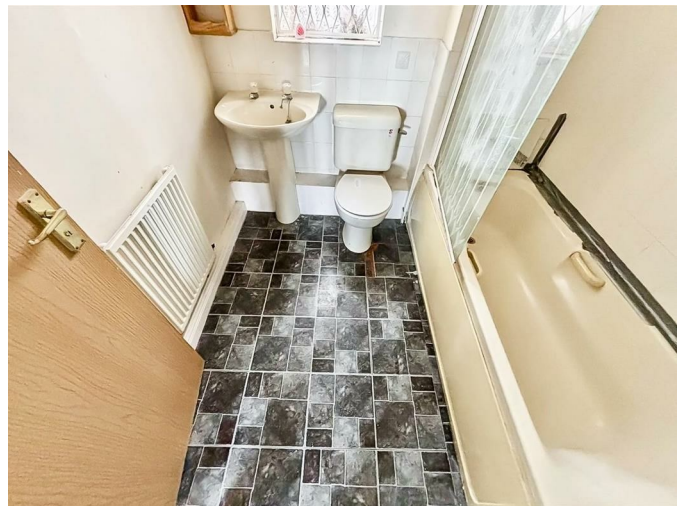
Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, gas cooker point, plumbing for an automatic washing machine, space for a fridge / freezer

Bedroom One:



A good sized double bedroom, double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a shower above, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:

Gardens:



There is a small garden area to the front of the property

Parking:



An allocated parking space provides useful off street parking. There is ample on street and visitor parking.

Lease Information:

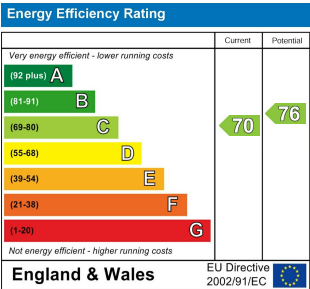
We understand that this property is leasehold. We have not been provided with any details of the lease, ground rent or service charges. Full information regarding the lease should be obtained from your legal adviser prior to purchase

EPC Rating & Council Tax Band:

EPC Rating: C / Council Tax Band: A

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0237-1420-4309-0516-0292>



Floor Plan



First Floor
Approx. 45.57 sqm.
(490.51 sqft.)



Ground Floor
Approx. 2.31 sqm.
(24.86 sqft.)