



6 Steel Green, Leeds, LS12 6JA

Reduced To £135,000

TWO BATHROOMS >>>>>

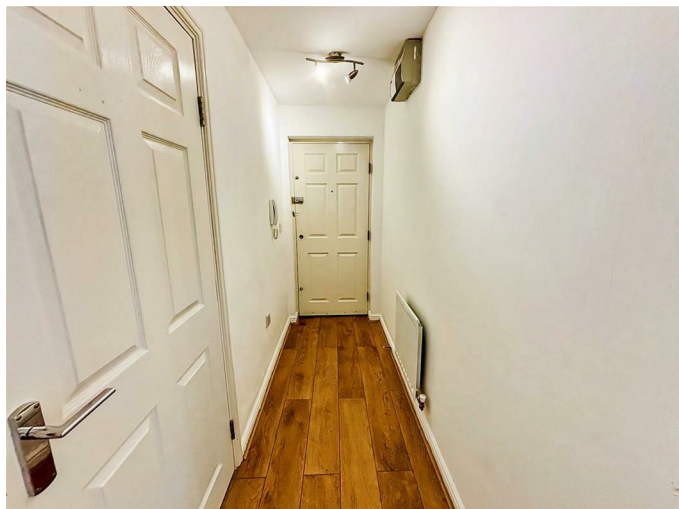
WELL PRESENTED GROUND FLOOR APARTMENT with TWO BEDROOMS situated in a popular residential area of New Farnley. This property benefits from having DOUBLE GLAZING & GAS CENTRAL HEATING, and would make an ideal purchase for a variety of buyers including FTB's and Landlords (possible rental income circa £800.00 pcm). The building is entered via a COMMUNAL ENTRANCE with an Intercom Access System. A PRIVATE HALLWAY leads to a semi open plan LIVING ROOM / DINING AREA / FITTED KITCHEN; the living room and dining area have ample space for a range of living room and dining room furniture, the FITTED KITCHEN has a good range of cabinets and work surfaces and some integral appliances. The MASTER BEDROOM has FITTED / BUILT-IN WARDROBES and an EN-SUITE SHOWER ROOM / WC with a glazed shower cubicle and shower. There is a further BEDROOM and a BATHROOM / WC with a modern white suite. Externally there is a COMMUNAL GARDEN surrounding the property, ALLOCATED PARKING and use of VISITOR PARKING SPACES. We understand that the original lease term was 125 years when the property was purchased in 2007, that the Ground Rent is £150 pa and that the Service Charge is £72.00 per month. The property is ideally located for access to local amenities, well regarded schools and bus routes to local areas. The motorway network, Leeds city centre and Bramley Railway Station are a short drive away making this an ideal purchase for buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond. Early internal viewing can be arranged by contacting Kath Wells Estate Agents on 0113 231 1033 / sales@kathwells.com Council Tax Band: B / EPC Rating: C

GROUND FLOOR:

Communal Entrance:

Access via a communal entrance with an intercom entry system

Entrance Hallway:



A private hallway, central heating radiator, intercom entry system

Living Room / Dining Area:



Two double glazed windows, central heating radiator, television point, ample space for a range of living room furniture and a dining table and chairs, semi open plan to the fitted kitchen

Fitted Kitchen:



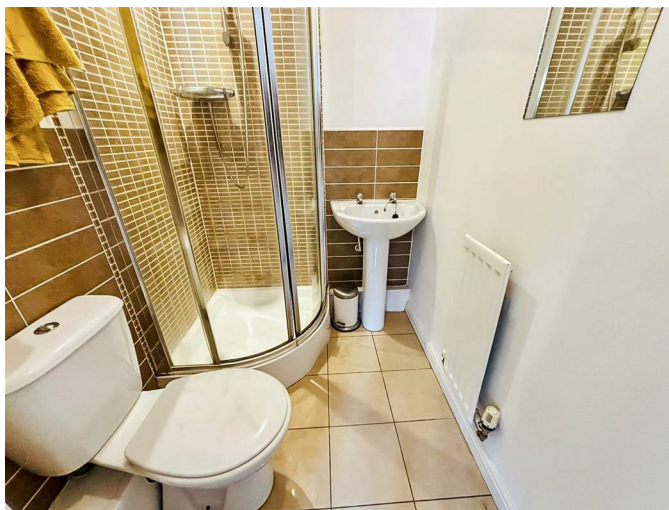
A modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob with an extractor above, an inset 1 ¼ bowl stainless steel sink and drainer with a mixer tap, integral automatic washing machine / dryer, space for a fridge / freezer, tiled floor

Bedroom One:



Double glazed window, built in wardrobes, central heating radiator

En-suite Shower Room:



A modern white suite comprising of a glazed shower cubicle with a shower, pedestal wash basin, low flush WC, central heating radiator, extractor fan

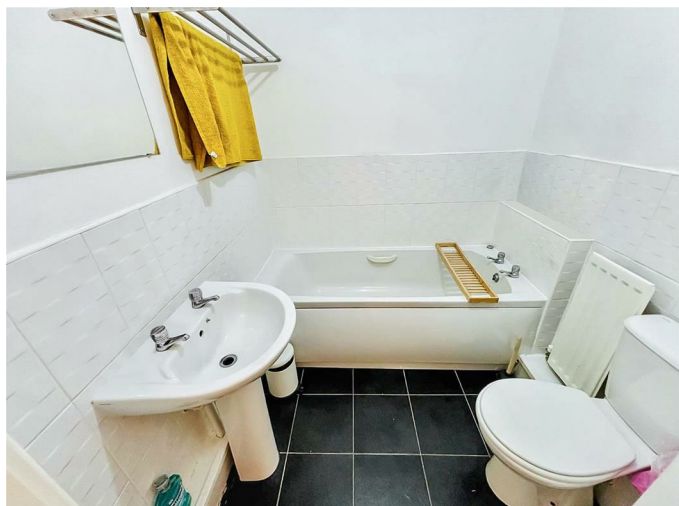
Bedroom Two:



Double glazed window, recently re decorated, central heating radiator

Bathroom/ WC:

Council Tax Band: B / EPC Rating: C



A modern white suite comprising of a panelled bath, a pedestal wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Communal Gardens



Communal maintained gardens surround this apartment block

Allocated & Visitor Parking:

This property benefits from having a dedicated parking space and use of visitor parking

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0428-2860-7789-9924-2635>

Council Tax Band & EPC Rating:

Floor Plan

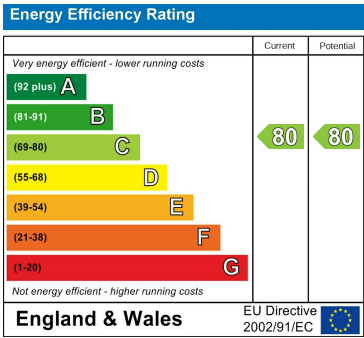


First Floor
Approx. 57 sqm.
(612 sqft.)

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.