



37 Winker Green Lodge, Eyres Mill Side Leeds



2 Bedroom Apartment £117,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

**37 Winker Green Lodge, Eyres Mill Side,
Armley, Leeds, West Yorkshire, LS12
3DH**

Communal Entrance:



Stairs rising to the upper floors, intercom access

Entrance Hallway:

Access to the accommodation

**Open Plan Living Room / Dining Area / Fitted
Kitch**



A good sized open plan living area with a lounge, dining area and fitted kitchen, double glazed windows, ample space for living room and dining room furniture, a modern fitted range of wall, drawer & base units, work surfaces, integral kitchen appliances (built under electric oven / grill, electric hob, extractor hood) space for a fridge / freezer, plumbing for an automatic washing machine, inset sink and drainer

Bedroom One:



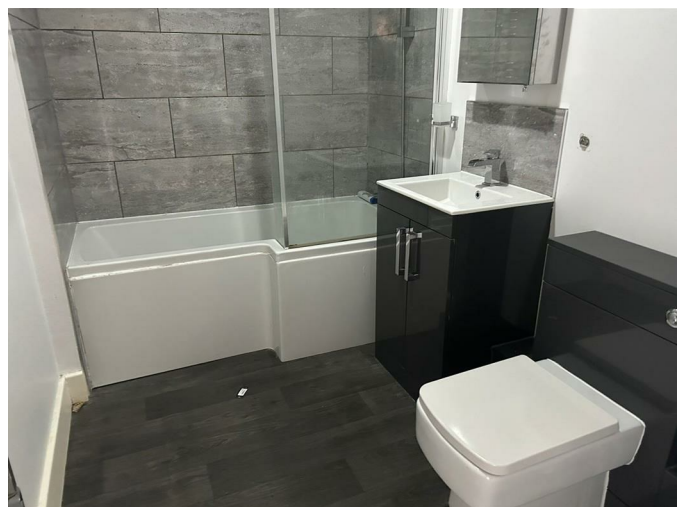
Double glazed window

Bedroom Two:



Double glazed window

Bathroom / WC:



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

TO THE OUTSIDE:



Communal Gardens:

The property is surrounded by maintained communal gardens in which the original Mill Pond can be found

Allocated & Visitor Parking:

Gated access leads to both allocated and visitor parking spaces

EPC Link:

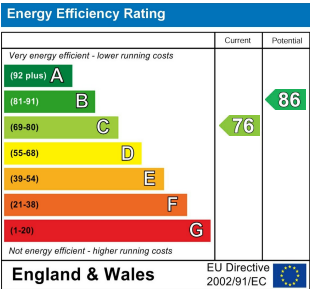
<https://find-energy-certificate.service.gov.uk/energy-certificate/1134-9827-9300-0742-5296>

EPC Rating & Council Tax Band:

EPC Rating: C / Council Tax Band: B

Lease Information:

We understand from our Vendor that the Annual Ground Rent is £175.00, the Monthly Service Charge is £143.56, and the Lease Expire in 2116 (this information should be checked / confirmed by your legal representative prior to purchase)



Floor Plan

