



Guardian Mews Lynwood Garth Leeds



**2 Bedroom Flat
£65,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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63, Guardian Mews Lynwood Garth, Wortley, Leeds, West Yorkshire, LS12 4BN GROUND FLOOR:

Communal Entrance Hallway:

Access via a communal entrance hallway, intercom access

FIRST FLOOR:

Entrance Hallway:

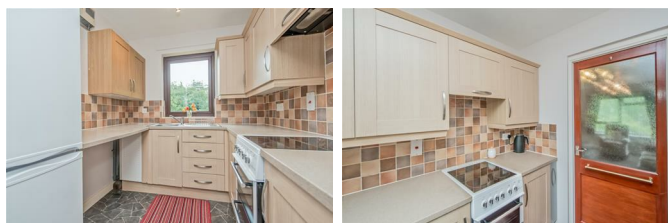
Access to the first floor accommodation and to the loft space, wall mounted electric heater, two storage cupboards

Living Room & Dining Area:



Double glazed window, wall mounted electric heater, electric fire, 24 hour emergency pull-cord, 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, electric cooker & fridge / freezer (included in sale price), an inset stainless steel sink and drainer, plumbing for an automatic washing machine

Bedroom One:



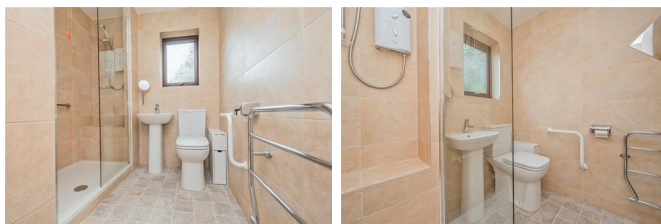
Double glazed window, a range of fitted wardrobes & bedroom furniture, wall mounted electric heater

Bedroom Two:



Double glazed window, a range of fitted wardrobes & bedroom furniture, wall mounted electric heater

Shower Room / WC:



Double glazed window, a modern white suite comprising of a walk-in shower area with a glazed side screen & an electric shower, low flush WC, wash basin, electric towel rail / heater

TO THE OUTSIDE:



Communal Gardens:



The property is surrounded by communal maintained gardens.

Resident & Visitor Parking:



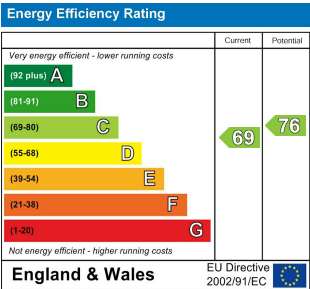
There are ample resident and visitor parking spaces within the grounds of the development

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8436-7527-2850-5954-8906>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C



Floor Plan

