

4 Whitehall Croft Leeds



2 Bedroom Flat £94,995

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

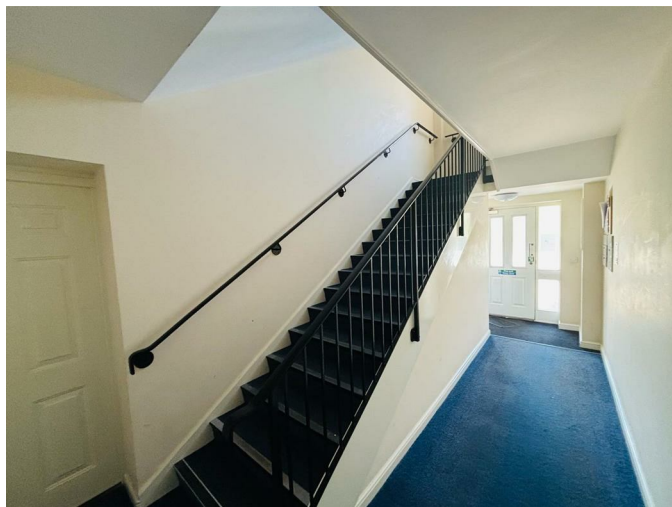
Web Site
www.kathwells.com

email
sales@kathwells.com

4 Whitehall Croft, Leeds, West Yorkshire, LS12 5NJ

GROUND FLOOR:

Communal Entrance:



A communal entrance hallway with intercom access

Private Hallway:



Access to the ground floor accommodation, wall mounted electric heater

Living / Dining Room:



Double glazed window, double internal doors giving access to the hallway, two wall mounted electric heating radiator, ample space for a range of living & dining room furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Bedroom One:



Triple glazed window, fitted wardrobes, wall mounted electric heating radiator

Bedroom Two:



Triple glazed window, wall mounted electric heating radiator

Bathroom / WC:



Double glazed window, a three piece suite comprising of a panelled bath with a shower head above, low flush WC, wash basin, ladder style central heating radiator, towel warmer

TO THE OUTSIDE:



Communal Gardens:

Communal maintained gardens surround the property

Parking:



The property comes with allocated parking as well as visitors parking

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0318-4017-6201-6770-8244>

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) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 50.0 Sqm.
(538 Sqft.)