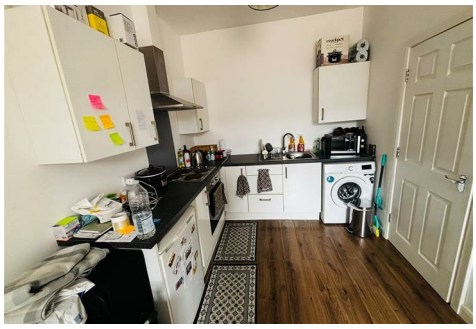
KATH | WELLS

ESTATE AGENTS & VALUERS



31 Whingate Mill, Leeds, LS12 3UH

Asking Price £55,000

* INVESTMENT OPPORTUNITY * * OPEN TO OFFERS * * IDEAL BUY TO LET * * CHAIN FREE ON COMPLETION * * PARKING SPACE * * ELECTRIC HEATING * * IDEAL LOCATION FOR TRAVELLING TO LEEDS CITY CENTRE * POSSIBLE LET AT £650.00PM

Available for sale with NO ONWARD CHAIN ON COMPLETION is this ONE BEDROOM TOP FLOOR APARTMENT located within a popular residential area of Armley, situated within easy access of local amenities and commuting distance of Leeds City Centre, the West Yorkshire Motorway network and surrounding Areas.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM / KITCHEN, BEDROOM and a SHOWER ROOM / WC. This property would make an ideal purchase for a LANDLORD / FIRST TIME BUYER. (potential rental income £650.00 per month) To arrange a viewing please contact our office on 0113 231 1033 / sales@kathwells.com.

EPC Rating: C. Council Tax : A

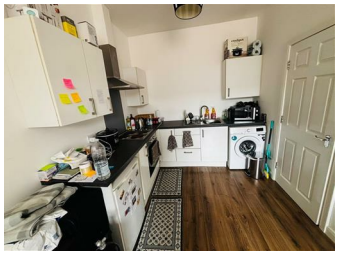
Communal Hallway:

Stairs to the top floor

Entrance Hallway:

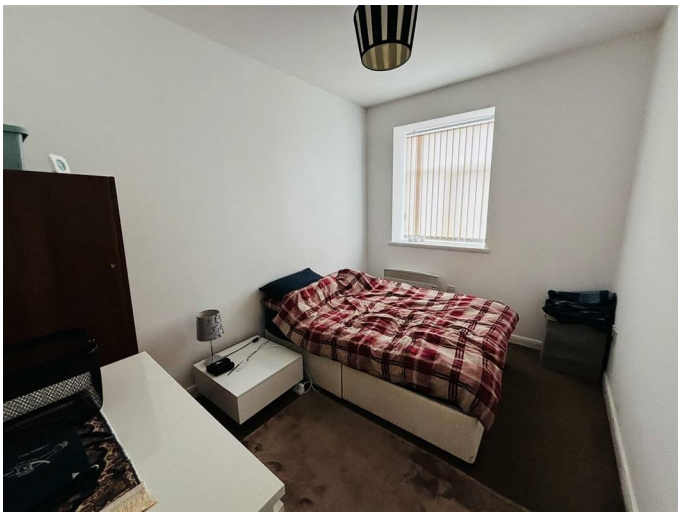
Access to all rooms

Open Plan Living Room / Kitchen:



A range of storage units, stainless steel sink and drainer, built in oven and hob with extractor fan over, plumbing for a washing machine, space for a fridge, electric wall mounted heater, two windows

Bedroom:



Window, electric wall mounted heater

Shower Room / WC:

A three piece suite in white comprising of a shower cubicle, a wash basin and a WC

To The Outside:

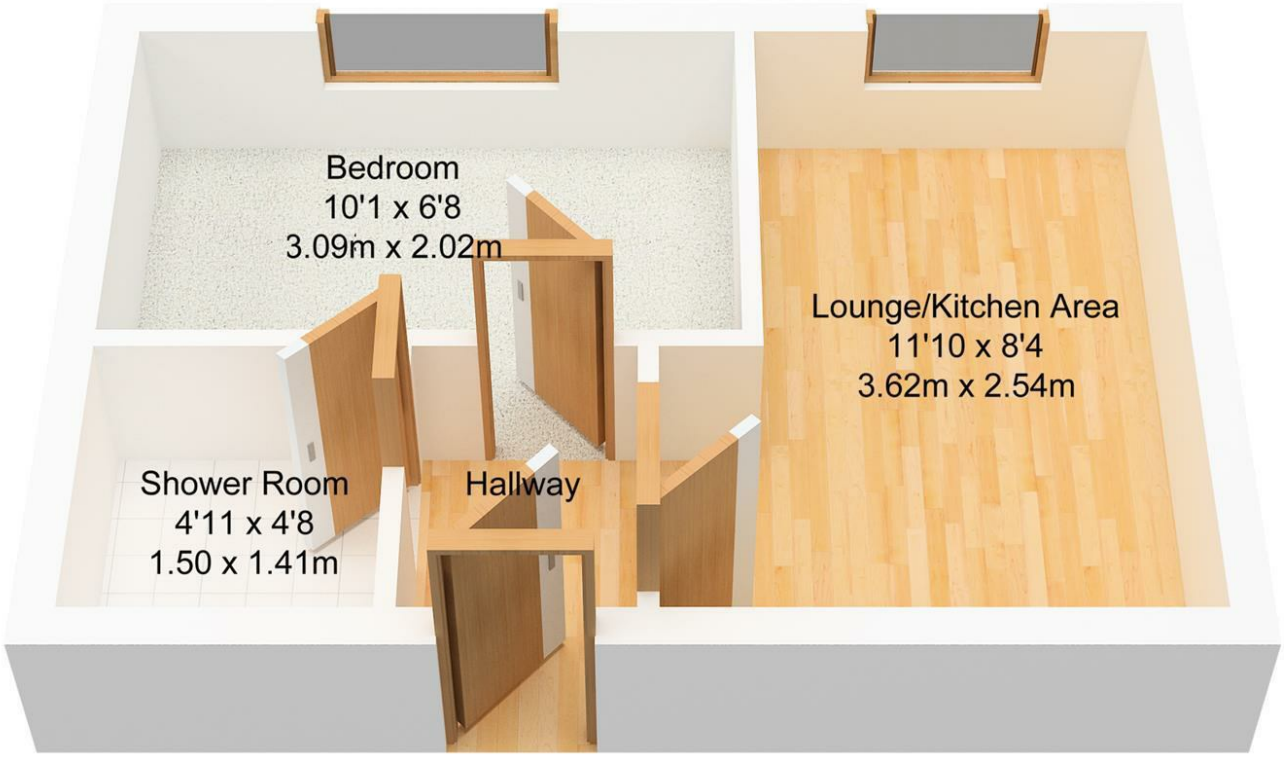
Parking:

There is a parking space available for the property

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/8276-7931-4090-1637-9922

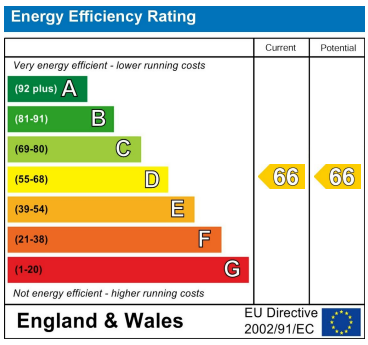
Floor Plan



First Floor Apartment
Approx. 18.89 sqm.
(203.33 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.

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