

Bridgewater Place Water Lane Leeds



**2 Bedroom Apartment
£175,000**

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

Apartment 1503, Bridgewater Place Water Lane, Leeds, West Yorkshire, LS11 5QT GROUND FLOOR:

Communal Entrance:

A communal entrance hallway with lifts to all floors, intercom access to the apartment

Private Hallway:

Access to the accommodation, storage cupboard

Open Plan Living Room / Dining Area / Fitted Kitch



A good sized open plan living area with ample space for living & dining furniture, double glazed window, double glazed door giving access to the balcony, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor hood above, built under oven / grill, inset sink & drainer, integral dishwasher, ample space for a fridge / freezer, wall mounted electric heater

Bedroom One:



Double glazed window, fitted wardrobe, a great sized double bedroom, wall mounted electric heater

En Suite Shower Room / WC:



A white suite comprising of a glazed shower cubicle with a shower above, low flush WC, wash basin, ladder style central heating radiator

Bedroom Two:



Double glazed window, wall mounted electric heater

Jack & Jil Bathroom / WC:



A white suite comprising of a panelled bath, a separate glazed shower cubicle, low flush WC, wash basin, ladder style radiator / towel warmer, access from bedroom two & the hallway.

Balcony:



Far reaching views across Leeds

TO THE OUTSIDE:



Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2795-1290-2092-4221>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(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



Approx. 64.47 sqm.
(694.00 sqft.)