



£55,000

Flat 29 Whingate Mill, Armley, Leeds, West Yorkshire, LS12 3UH

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## PUBLIC NOTICE:

Flat 29, Whingate Mills, Leeds, West Yorkshire, LS12 3UH

We are acting in the sale of the above property and have received an offer of £55,000 on the above property.

Any Interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

## Communal Entrance Hallway:

Access Via Communal Entrance hallway.

## Hallway:

Access to full accommodation, electric wall heater, Intercom

## Open plan living space:

An open plan living area with a fitted kitchen, living room & dining area

Double glazed window, electric wall heater, a range of fitted wall, drawer & base units, work surfaces , four ring burner hob with extractor fan above, built under oven / grill, stainless steel sink & drainer, plumbing for an automatic washing machine, ample space for fridge freezer, space for living room furniture & a dining table and chairs

## Bedroom One:

Double glazed window, wall mounted electric radiator, ample space for bedroom furniture

## Bedroom two:

Double glazed window, wall mounted electric radiator, ample space for bedroom furniture

## Shower Room / WC:

A glazed shower cubicle with an electric shower, low flush WC, wash basin

## TO THE OUTSIDE:

## Parking:

The property benefits from having an allocated parking space and access to the visitor parking spaces

## EPC link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9142-3878-7207-9496-3551>

## Council Tax Band & EPC rating:

Council Tax Band:B / EPC Rating: D

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Please use the postal code LS12 3UH in Sat. Nav. Number 9 Whingate Mills can be found signified by our FOR SALE SIGN

