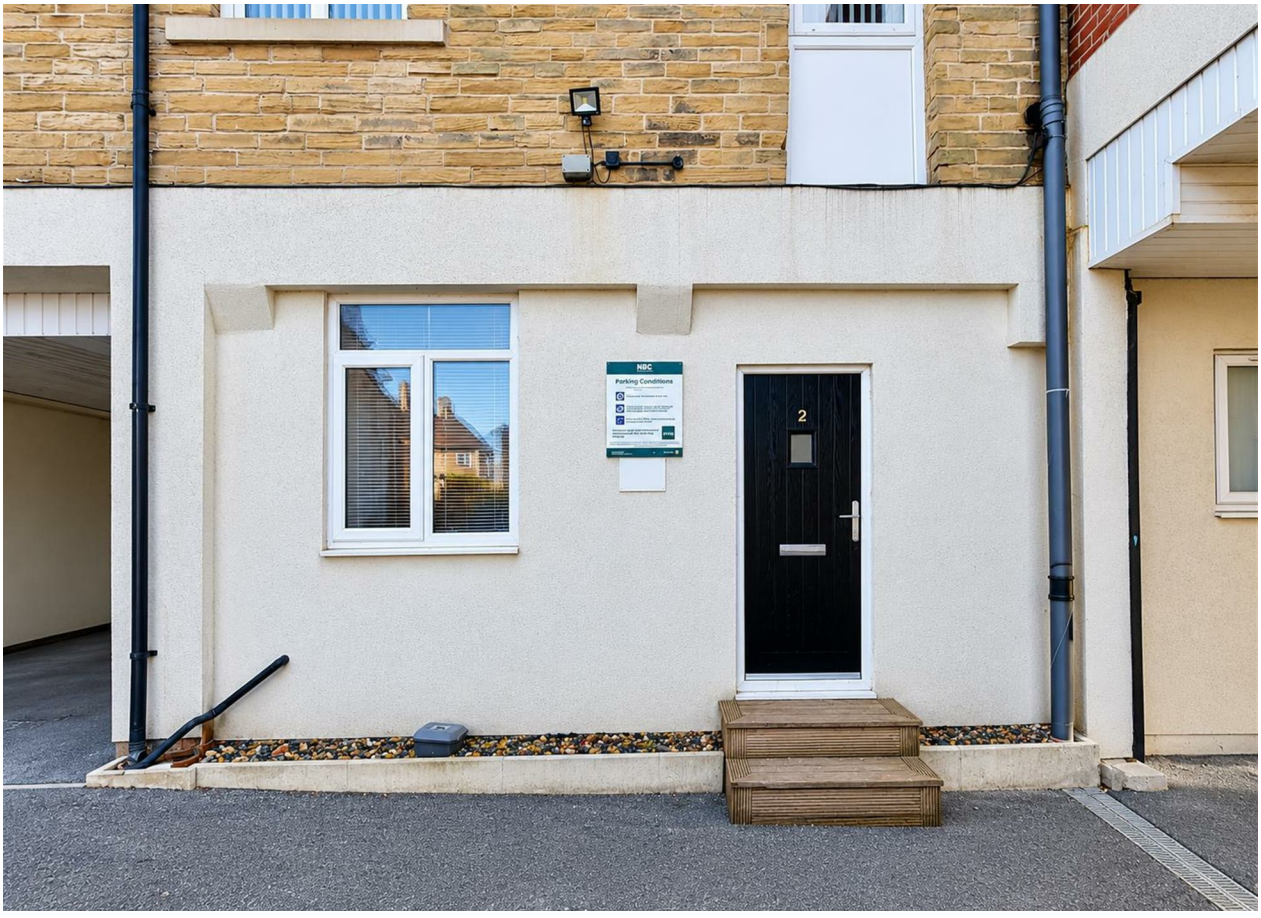
KATH | WELLS

ESTATE AGENTS & VALUERS

Whingate Mill Whingate
Leeds



2 Bedroom Flat
£75,000

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

Flat 2, Whingate Mill Whingate, Armley, Leeds, West Yorkshire, LS12 3UH

GROUND FLOOR:

Entrance Hallway:
Access via a front entrance door, access to the full accommodation

Open Plan Living Space:



An open plan living space comprising of a fitted kitchen & a dining & living area

Fitted Kitchen:



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

Living / Dining Area:



Ample space for a range of living & dining furniture, electric heating radiator

Bedroom One:





Double glazed window, wall mounted electric heating radiator, a good sized double bedroom

Bedroom Two:





Double glazed window, wall mounted electric heating radiator, a good sized double bedroom

Shower Room / WC:







A modern three piece suite comprising of a glazed shower cubicle with an electric shower above, low flush WC, wash basin set into a vanity unit

TO THE OUTSIDE:

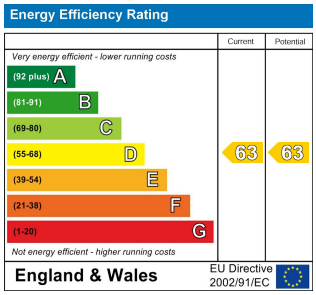


Parking:
The property benefits from having communal parking with plenty of space

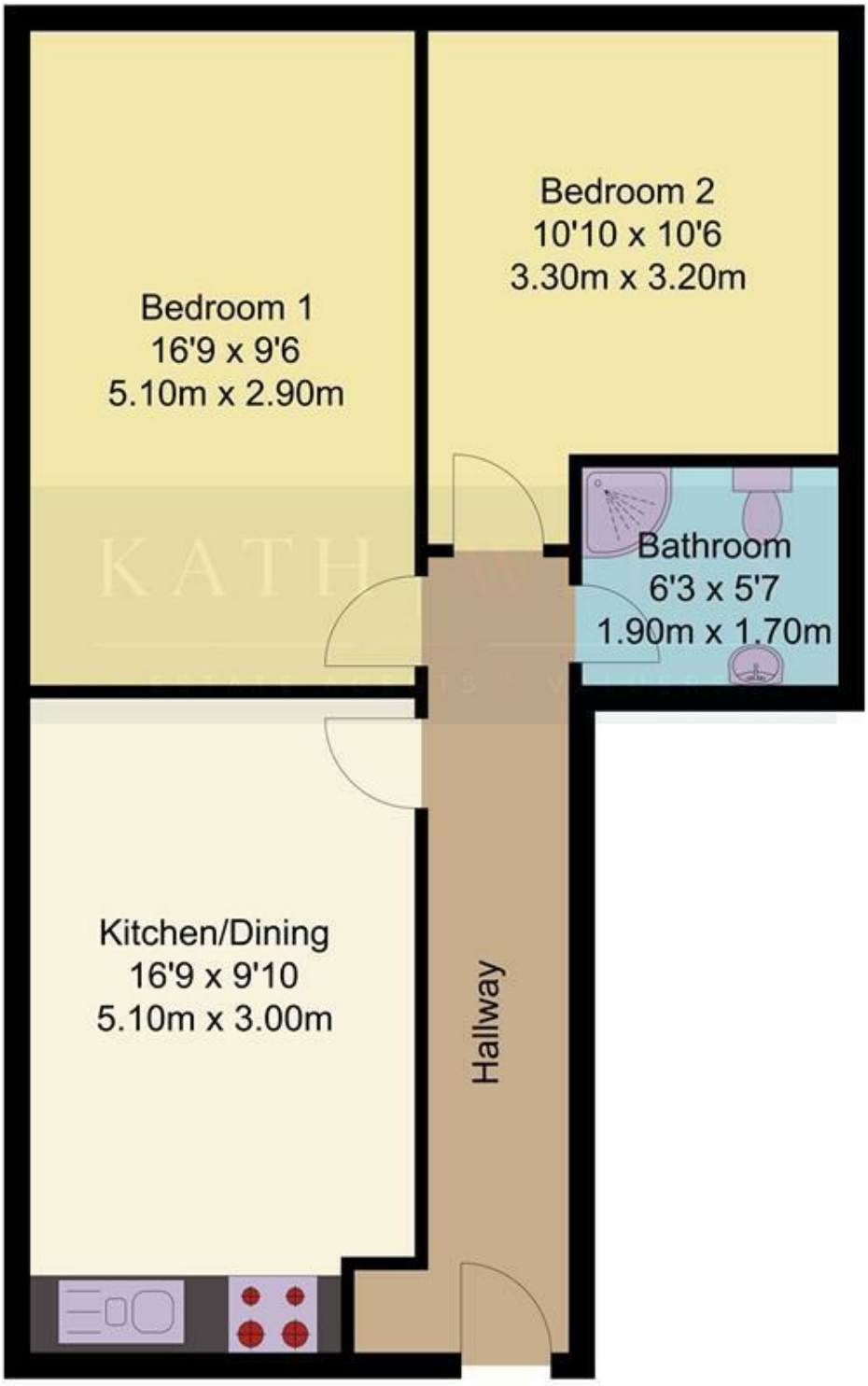
Council Tax Band & EPC Rating:
Council Tax Band: B / EPC Rating: D

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/9788-0925-7320-4076-4980

Anti-Money Laundering (AML) Checks:
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



Floor Plan



Flat 2
Approx. 53.97 sqm.
(580.92 sqft.)