

KATH | WELLS

ESTATE AGENTS & VALUERS

87 Heights Drive Leeds



1 Bedroom Flat £59,950

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87 Heights Drive, Leeds, LS12 3SU

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed window, ample space for a range of living room furniture, central heating radiator

Inner Hallway:

Access to the full accommodation

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 washer, ample space for a fridge / freezer

Bedroom One:



Double glazed window, storage cupboard, a good sized double bedroom, central heating radiator

Bathroom / WC:



Double glazed window, a panelled bath with an electric shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Gardens:

To the front of the property there is a small garden space which can be used for entertainment

Council Tax Band & EPC Rating:

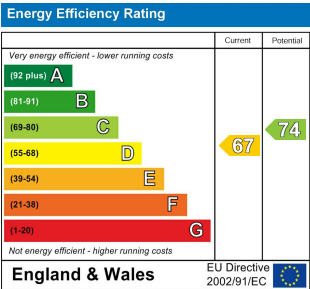
Council Tax Band: A / EPC Rating: D

EPC Link :

<https://find-energy-certificate.service.gov.uk/energy-certificate/8268-6322-5579-1293-4992>

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



Approx. 45.60 sqm.
(490.83 sqft.)