Stoneacre Properties









Winker Green Mills, Armley, LS12 3DH

£85,000

** INVESTMENT OPPORTUNITY - SOLD WITH SITTING TENANT LET OUT AT 700 PCM ** STUNNING 2 BEDROOM DUPLEX ! ** Stoneacre Properties are delighted to offer for sale a stunning one bedroom with Study / walk in wardrobe, third floor apartment located in the sought after Winker Green development in Armley. The apartment has been finished to a high standard and boasts views over the mill pond and park land. ONE DOUBLE BEDROOM, ONE SINGLE BEDROOM / WALK IN WARDROBE.

The duplex apartment within the highly popular Winker Green development sits within a secure gated complex, and this apartment is perfect for anyone keen to live close to the City Centre. Comprising; entrance hall, open plan lounge and kitchen, first floor landing leading to spacious master bedroom, Study/dressing room and bathroom with shower over bath. NOT TO BE MISSED!

There is potential for the property to be sold with vacant possession from December 2026 onwards.

Reception Room
Lounge open to the kitchen

Kitchen
Kitchen made up of wall and base units and comprises oven, hob with extractor above, plumbing for washing machine and space for fridge/freezer

Bathroom
Modern bathroom with shower over bath, toilet and sink.

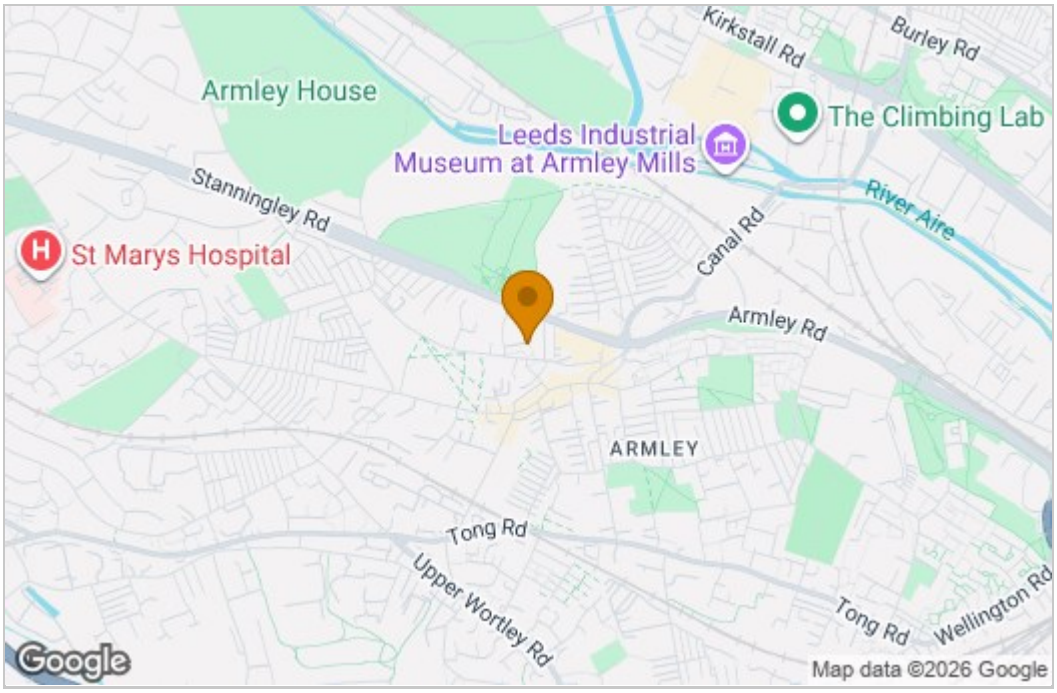
Bedroom One
Double bedroom

Bedroom 2
Single bedroom.

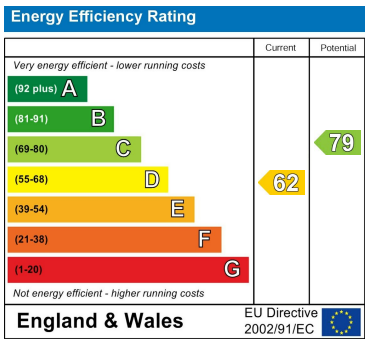
Lease
We are advised by the vendor that the property is leasehold with a term of 125 years commencing 2008. The current service charge is approximately £1750 per annum and the ground rent is £175 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

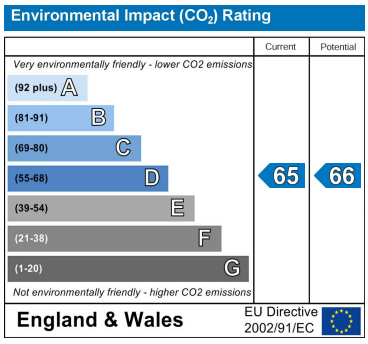
Floor Plan

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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