



25, Winker green lodge Winker green mills, Eyres Mill Side Leeds



2 Bedroom Apartment £120,000

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Wortley
Leeds
West Yorkshire
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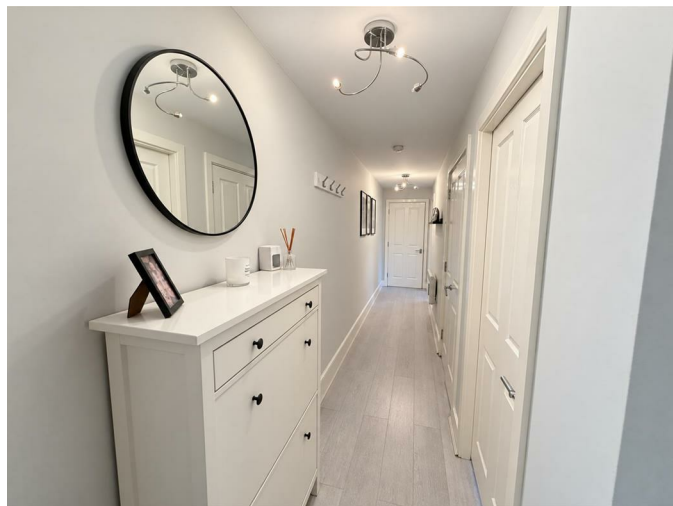
25, Winker green lodge Winker green mills, Eyres Mill Side, Armley, Leeds, West yorkshire, LS12 3DH

GROUND FLOOR:

Communal Entrance:

Stairs rising to the upper floors, intercom access

Private Entrance Hallway:



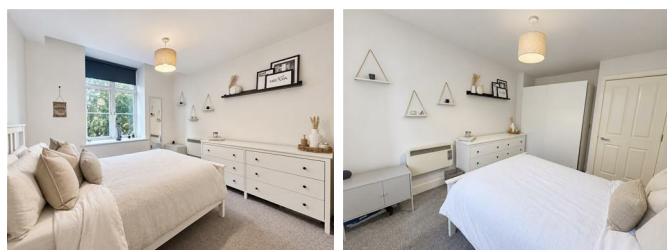
Access to the full accommodation

Open Plan Living Room / Dining Area / Fitted Kitchen



A good sized modern open plan living area comprising of a lounge, dining area & modern fitted kitchen, double glazed windows, ample space for a range of living & dining room furniture, a range of modern fitted wall, drawer & base units, ample work surfaces, electric hob with an extractor hood above, built under oven / grill, inset sink & drainer, ample space for a fridge / freezer, integral dishwasher & dryer.

Bedroom One:



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

Bedroom Two:



Double glazed window, wall mounted electric heater

Bathroom / WC:



A white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, wall mounted electric heater

TO THE OUTSIDE:

Communal Gardens:

The property is surrounded by maintained communal gardens in which the original Mill Pond can be found

Allocated & Visitor Parking:

Gated access leads to both allocated and visitor parking spaces

EPC Link:

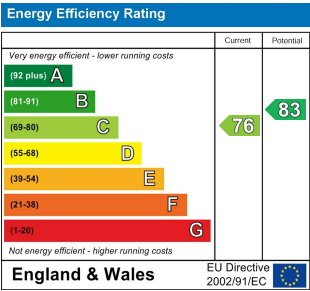
<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2086-2640-2806-1015>

Council Tax Band & EPC Rating:

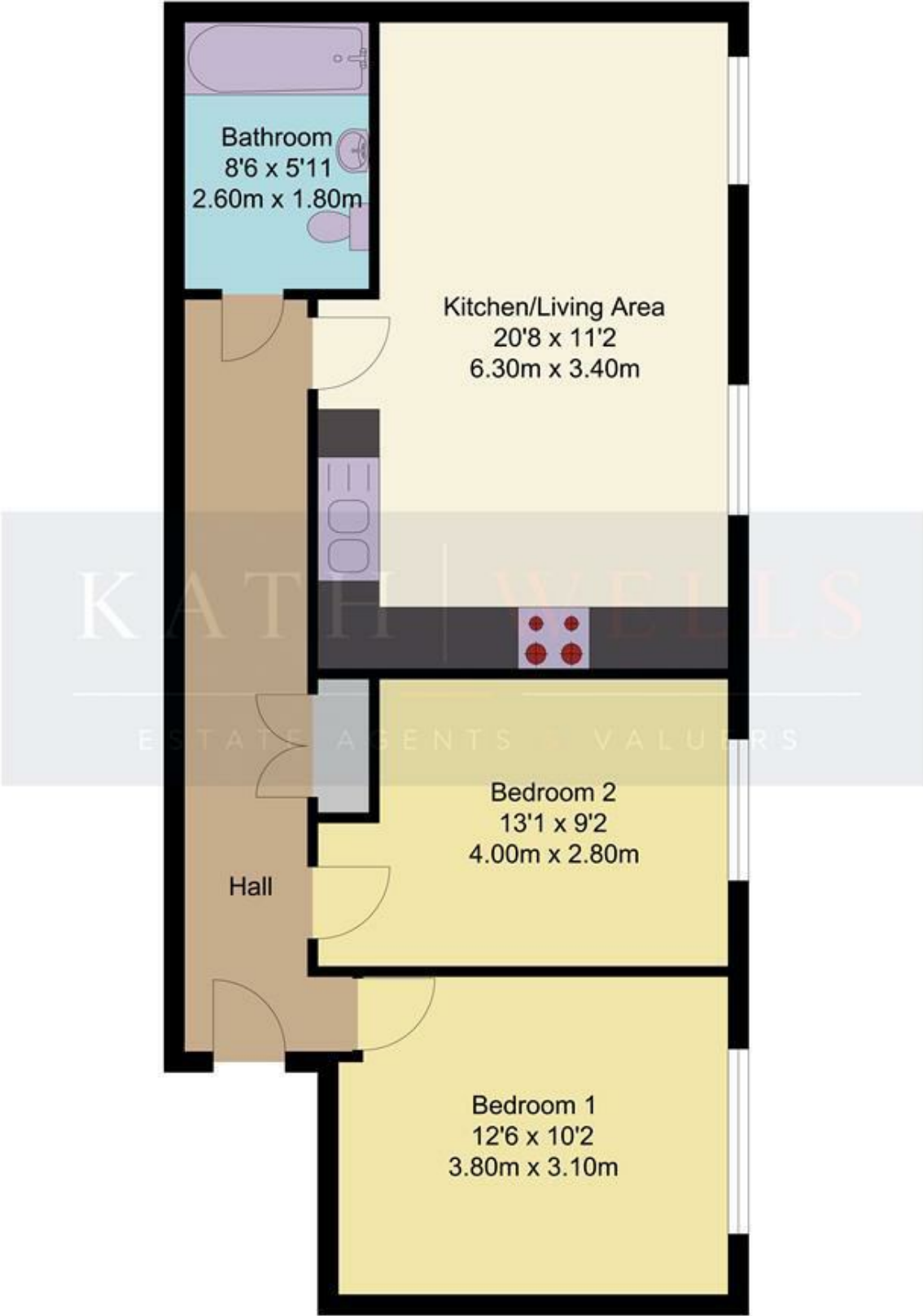
Council Tax Band: B / EPC Rating:

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. 62.16 sqm.
(669.08 sqft.)