





£50,000

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

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Available for sale with NO ONWARD CHAIN ON COMPLETION is this TWO BEDROOM SECOND FLOOR APARTMENT situated in a poplar residential area of Armley, Within walking distance there are well regarded primary schools and high schools as well as local amenities , Local Bus routes provides easy access to Leeds City Centre and Bramley railway station is a short drive away.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM/ DINING KITCHEN with a range of fitted wall, draw and bas units. The property comprises of TWO DOUBLE BEDROOMS and a SHOWER ROOM / WC.

This property would be ideal for a FTB / LANDLORD ( potential rental income circa £650 per month) To Arrange a viewing please contact our office on 0113 231 1033 or sales@kathwells.com.

Council Tax Band: B / EPC rating: D

## 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:

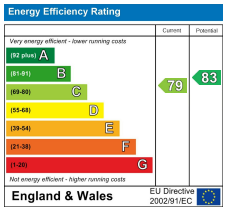
## Parking:
The property benefits from having an allocated parking space and access to the visitor parking spaces

## 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

## Disclaimer
Please note: no services have been tested, any buyers should make make their own enquiries, details may be subject to change

## 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

69 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4SL
Tel: 0113 231 1033 Email: sales@kathwells.com www.kathwells.com