

KATH WELLS

ESTATE AGENTS & VALUERS



Whingate Mill Whingate, Leeds, LS12 3UH

Offers In The Region Of £60,000

Available for sale with NO ONWARD CHAIN ON COMPLETION is this ONE BEDROOM GROUND FLOOR APARTMENT located within a popular residential area of Armley, situated within easy access of local amenities and commuting distance of Leeds City Centre, the West Yorkshire Motorway network and surrounding Areas.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM / KITCHEN, BEDROOM and a SHOWER ROOM / WC. This property would make an ideal purchase for a LANDLORD / FIRST TIME BUYER. (potential rental income £600.00 per month) To arrange a viewing please contact our office on 0113 231 1033 / sales@kathwells.com.

Council Tax Band: A / EPC Rating: C

Private Entrance:

Access to the accommodation

Hallway:



Access to full accommodation, electric wall heater

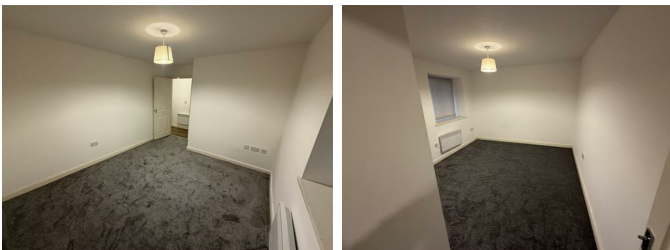
Open Plan Living Space:



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, gas 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

Double Bedroom:



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:

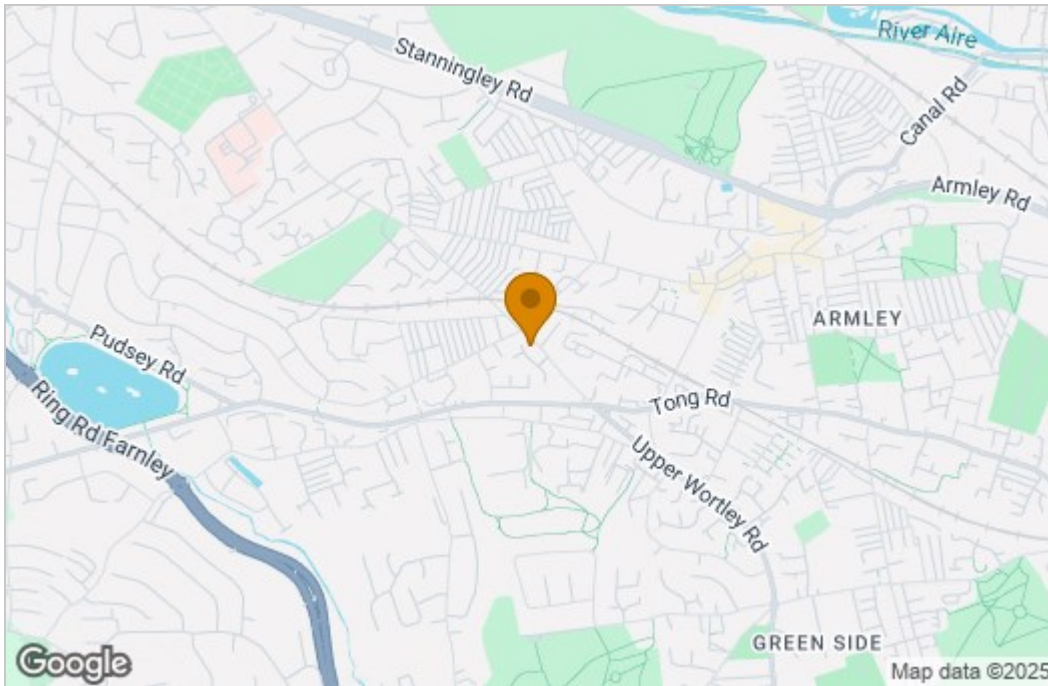
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Council Tax Band & EPC Rating:

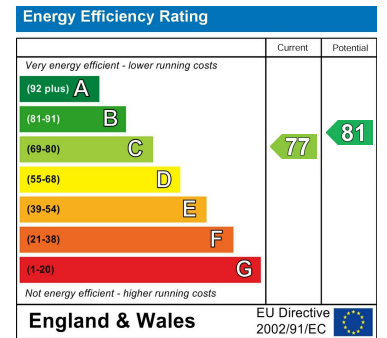
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Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.