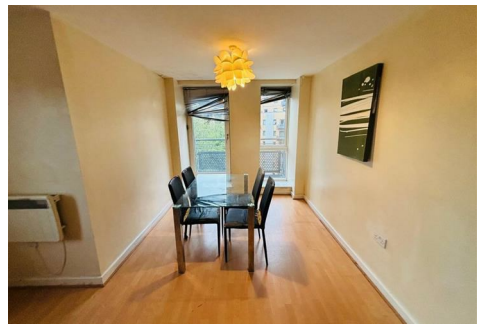


KATH | WELLS

ESTATE AGENTS & VALUERS



Aspect 14 Elmwood Lane, Leeds, LS2 8WH

Offers In The Region Of £145,000

Flat 241, Aspect 14, Elmwood Lane, Leeds, West Yorkshire LS2 8WH

Notice of offer We advise that an offer has been made for the above property in the sum of £139,000
Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

69 Lower Wortley Road LS124SL
0113 2311033

* 6th FLOOR TWO BED

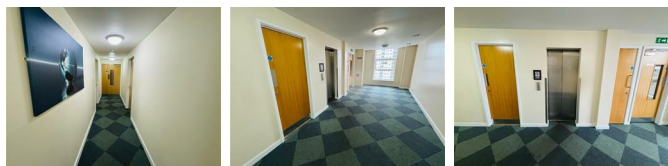
APARTMENT ** CONTEMPORARY OPEN PLAN LIVING ** PRIVATE BALCONY ** COMMUNAL GARDENS * CLOSE TO THE CITY CENTRE ** INTEGRAL APPLIANCES ** CHAIN FREE *

Part of the beautifully designed City Center development on the outskirts of Leeds City center and situated close to all net work motorways. TWO (DOUBLE) BEDROOM apartment ONE WITH EN SUITE, is this

COMMUNAL ENTRANCE:

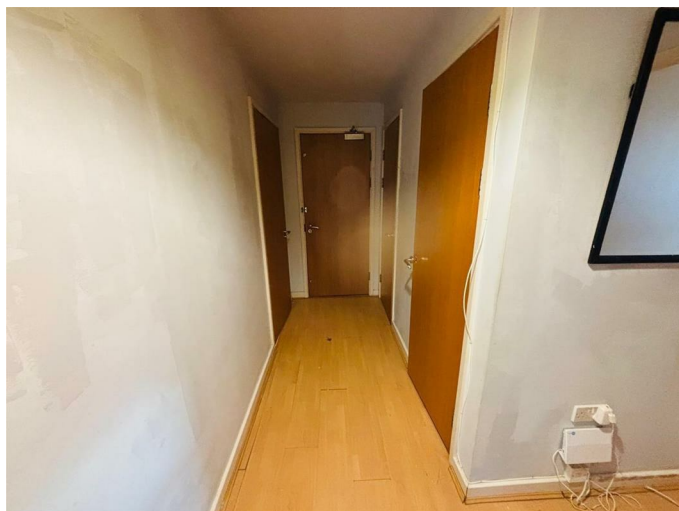
Access via the car park and lift to the 6th floor.

Entrance / Lobby:



Lift to the 6th floor.

Private Entrance Hallway:



Private entrance door opens in to the hallway, which has a secure entry intercom.

OPEN PLAN LIVING



Living / Dining Room: Area



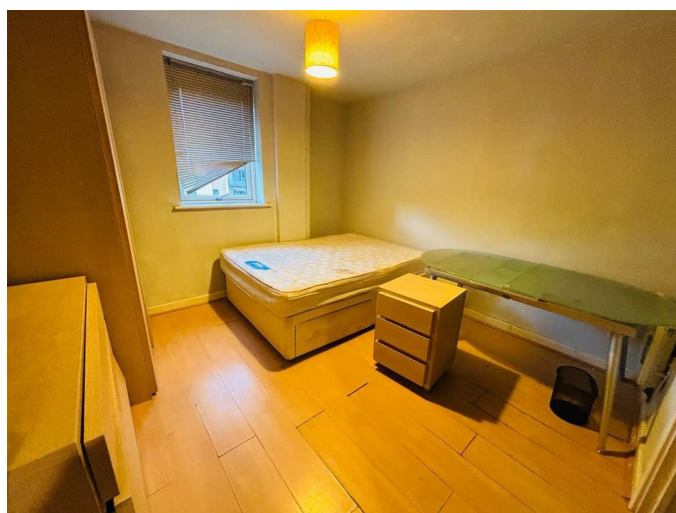
Double glazed patio door opening onto a balcony, double glazed windows, wood effect flooring, television point, ample space for a dining table and chairs

Kitchen Area



A range of fitted kitchen units, work surfaces, a range of integral kitchen appliances (electric oven/ grill, electric hob, fridge / freezer, automatic washing machine / plumbing for a dishwasher, an inset sink / drainer with a mixer tap, Laminated effect flooring, inset ceiling lights

Bedroom One:



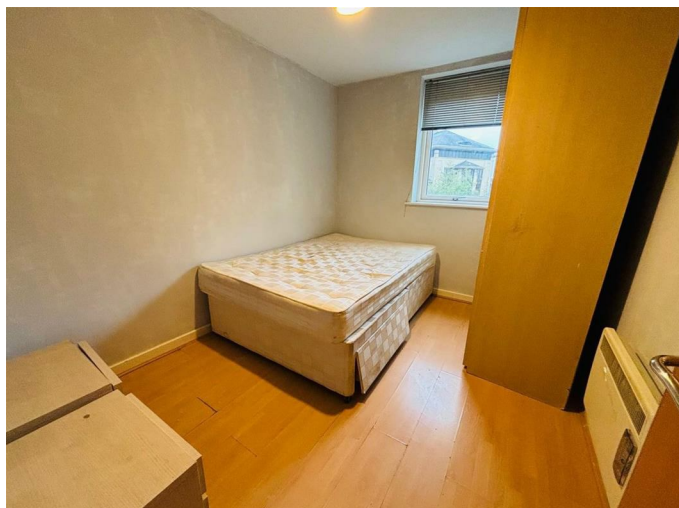
Double glazed windows, Laminated wood effect flooring, electric wall mounted heater

En - Suite / WC:



A glazed good size shower cubicle with a plumbed shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer

Bedroom Two:



Double glazed window, Lamented wood effect flooring, wall mounted electric heater

Bathroom / WC:



A white suite comprising of a panelled bath with a glazed shower screen and plumber shower over, wash basin, low flush WC, modern tiling

TO THE OUTSIDE:



The apartment building is surrounded by communal gardens.. Communal parking spaces are available outside the car park.

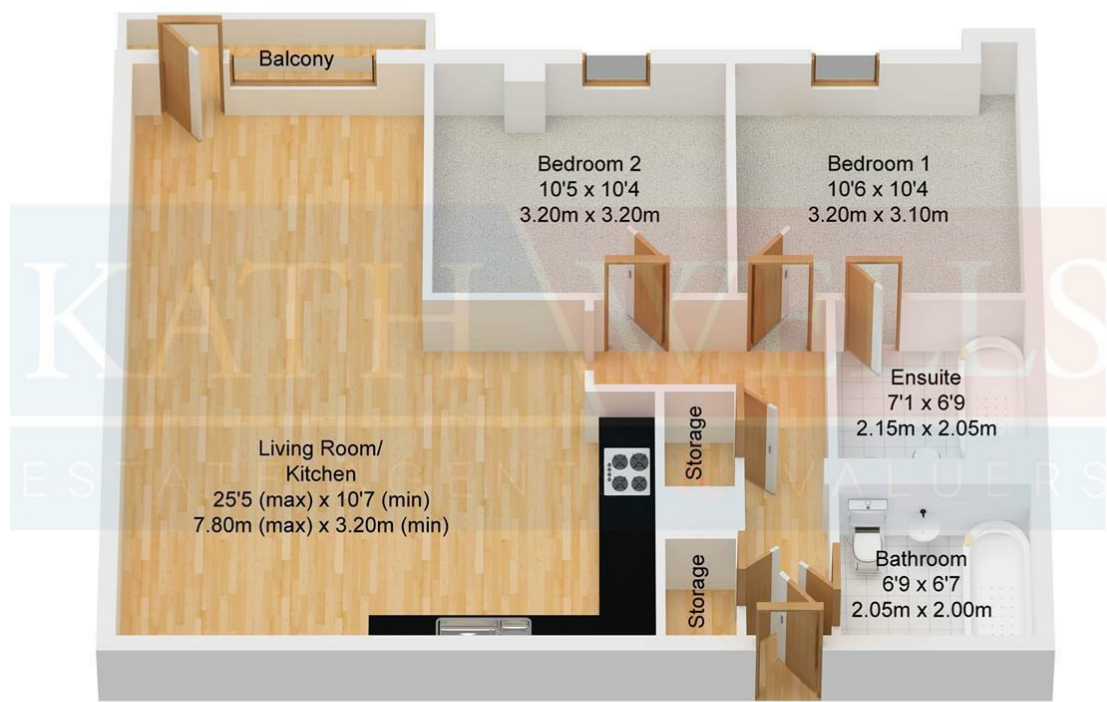
Council Tax Band & EPC Rating:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0059-2877-6588-9821-4981>

Epc Rating C

Council Tax Band D

Floor Plan

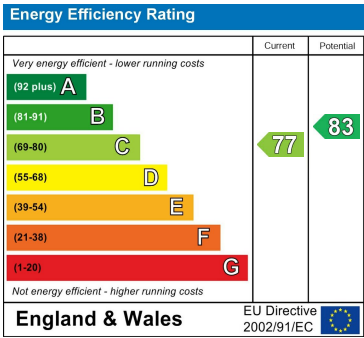


Approx. 75.78 sqm.
(815.68 sqft.)

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.