

17 Whitehall Croft, Leeds, LS12 5NJ

Offers Over £80,000

A GROUND FLOOR ONE BEDROOM APARTMENT situated amidst similar style property in a popular residential area of Wortley. The property is well located for access to Leeds City Centre, the M621 motorway network and Churwell, Bramley & Leeds Railway Stations, making the major commercial centres of West Yorkshire and beyond easily accessible.

Briefly throughout the property comprises of a COMMUNAL ENTRANCE HALLWAY with an intercom access system, a PRIVATE HALLWAY with a storage cupboard and double doors opening onto the LIVING ROOM, a FITTED KITCHEN with an ample range of cabinets and work surfaces, ONE DOUBLE BEDROOM with FITTED WARDROBES, and a BATHROOM / WC with an electric shower above.

Externally the property is set in communal shared and maintained grounds with PRIVATE / ALLOCATED PARKING and use of VISITOR PARKING SPACES. This property would make an ideal purchase for a variety of buyers including FTB's and Landlords (possible rental income CIRCA £750.00 pcm). Early internal viewing can be arranged by contacting the office on 0113 231 1033 sales@kathwells.com.

Council Tax Band: A / EPC Rating: D

GROUND FLOOR:

Communal Entrance:

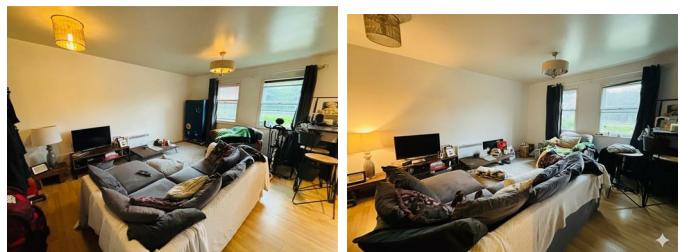


Access via communal entrance hallway with stairs to upper floors, intercom entry system

Private Hallway:

Access to accommodation, electric panel radiator, storage cupboard

Living / Dining Area:



Double glazed window, electric panel radiator, laminated flooring, ample space for living room and dining room furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall drawer & base units, work surfaces, built under oven / grill electric

hob, extractor hood above, inset sink and drainer, plumbing for an automatic washing machine, space for fridge / freezer

Bedroom One:



Double glazed window, electric panel radiator, fitted wardrobes

Bathroom / WC:

Double glazed window, electric panel radiator / towel warmer, three piece white suite comprising of a panelled bath with electric shower over, wash basin, low flush WC

TO THE OUTSIDE:



Communal Gardens:



Parking Space and Gardens.:

EPC link:

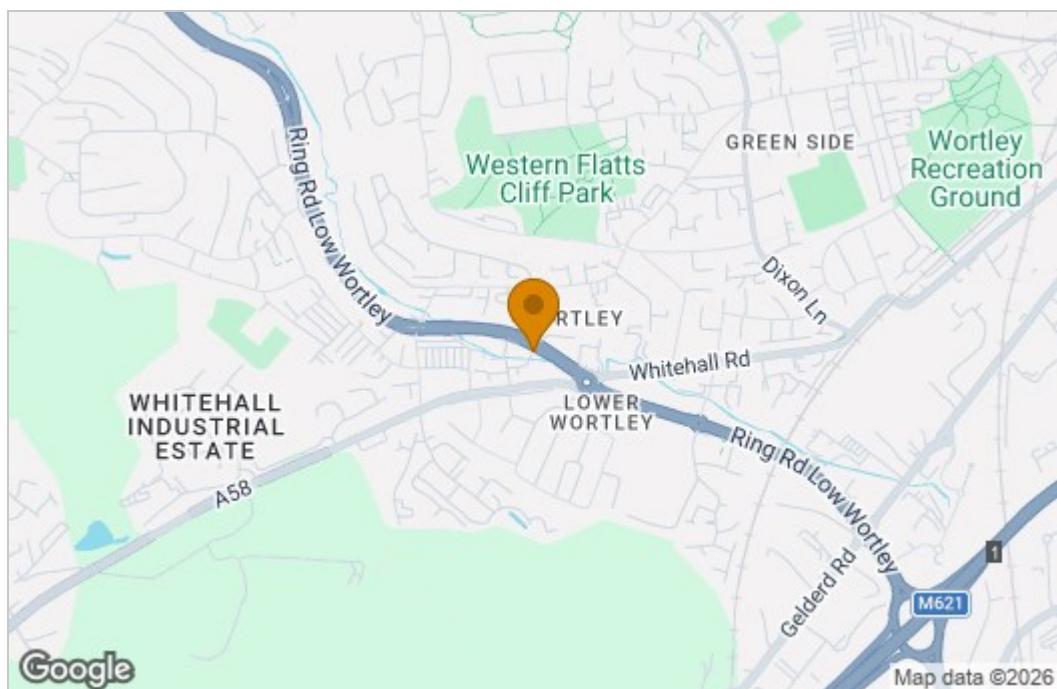
<https://find-energy-certificate.service.gov.uk/energy-certificate/8305-7244-7429-5826-0313>

EPC rating & Council tax:

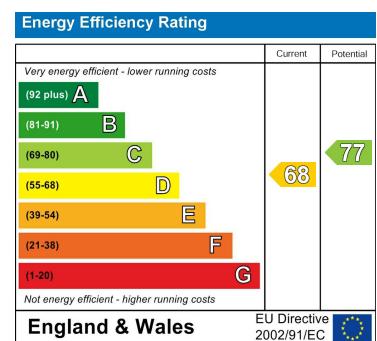
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Floor Plan

Area Map



Energy Efficiency Graph



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