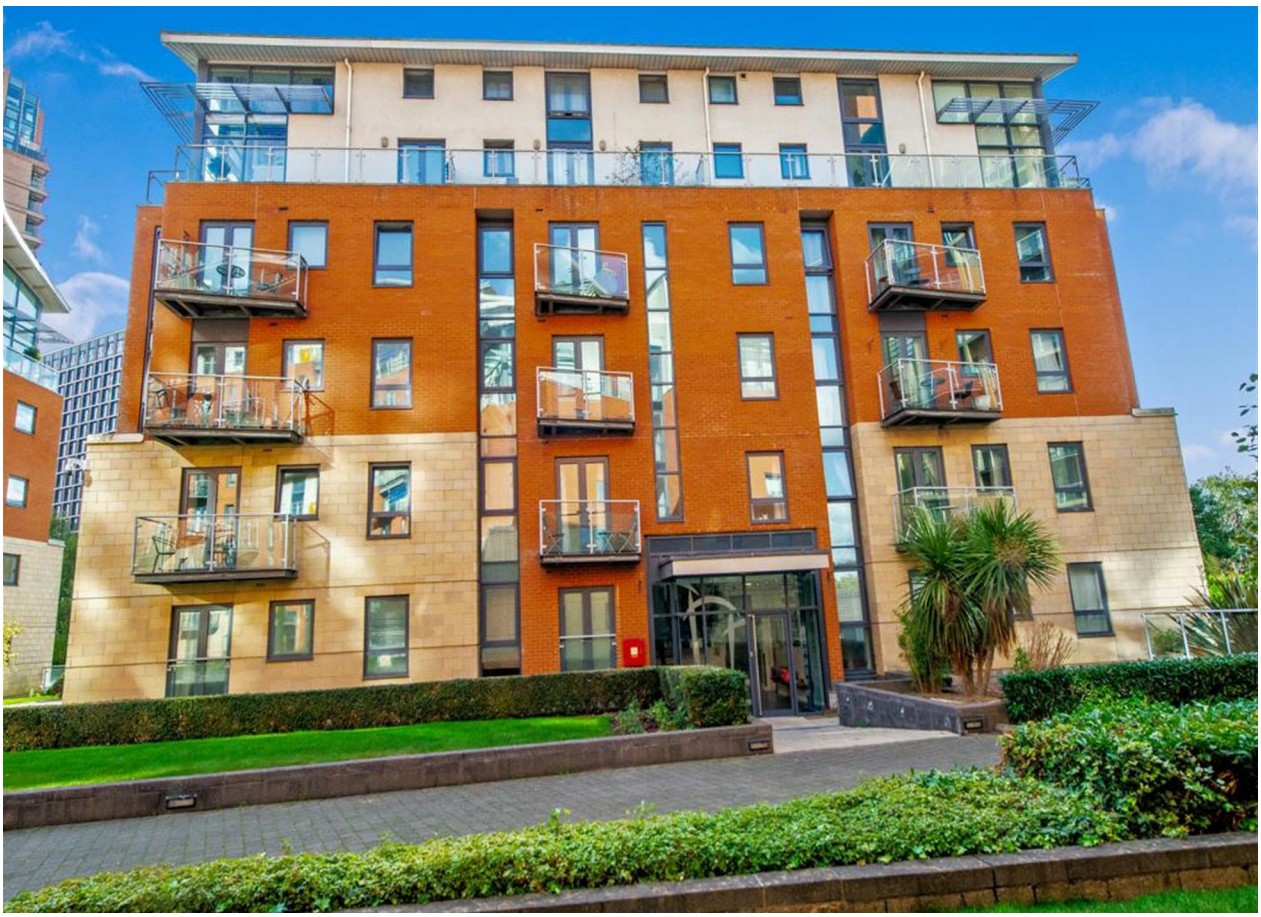
KATH | WELLS

ESTATE AGENTS & VALUERS

Bonaire Gotts Road
Leeds



1 Bedroom Apartment
£145,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

Flat 16, Bonaire Gotts Road, Leeds, West yorkshire, LS12 1DL

GROUND FLOOR:

Communal Entrance:
Access via a communal entrance hallway, intercom access

Private Entrance Hallway:
Access to the full accommodation, storage cupboard

Open Plan Living Space:

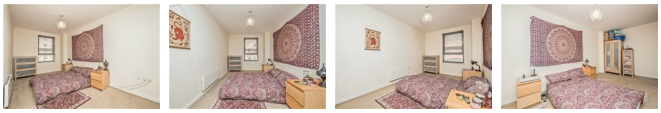
An open plan living space comprising of a kitted kitchen, a living & dining area

Fitted Kitchen:

A range of fitted wall, drawer & base units, work surfaces, a gas hob with an extractor hood above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Living & Dining Area:
Double glazed window, access to the balcony, ample space for a range of living & dining furniture, wall mounted electric heater

Bedroom One:



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

Bathroom / WC:

A bathroom suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:

The property is surrounded by communal garden areas

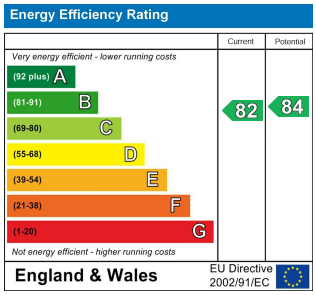
Parking:
The property comes with an allocated parking space as well as communal parking

Council Tax Band & EPC Rating:
Council Tax Band: C / EPC Rating: B

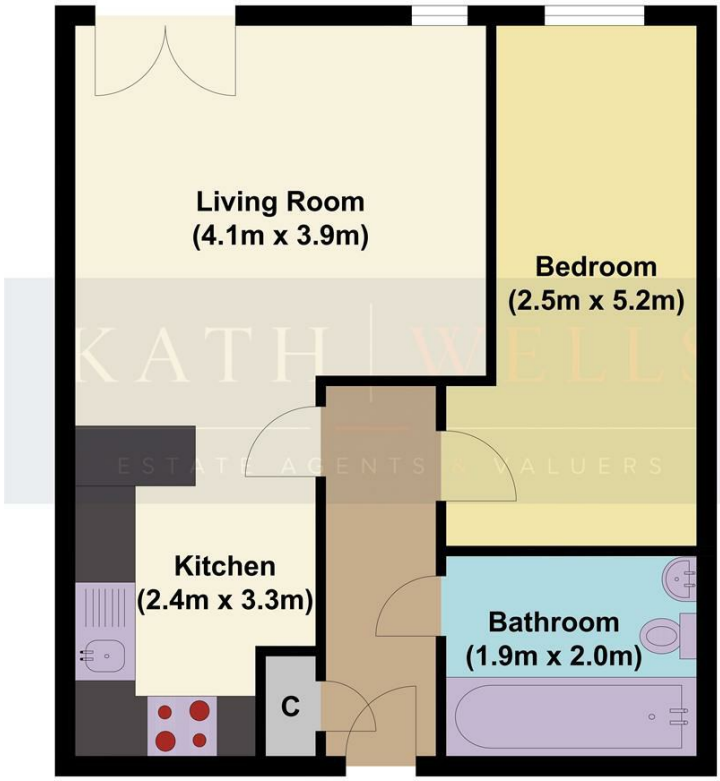
EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/9253-2857-6505-9201-4571

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


Living Room
(4.1m x 3.9m)
Bedroom
(2.5m x 5.2m)
Kitchen
(2.4m x 3.3m)
C
Bathroom
(1.9m x 2.0m)