



## 21 Whitehall Croft Leeds



## 2 Bedroom Apartment £97,995

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

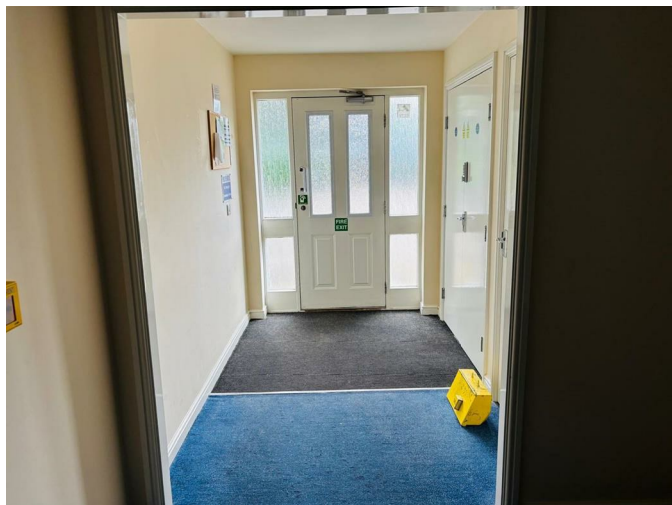
**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 21 Whitehall Croft, Leeds, West Yorkshire, LS12 5NJ

## FIRST FLOOR:

### Communal Entrance:

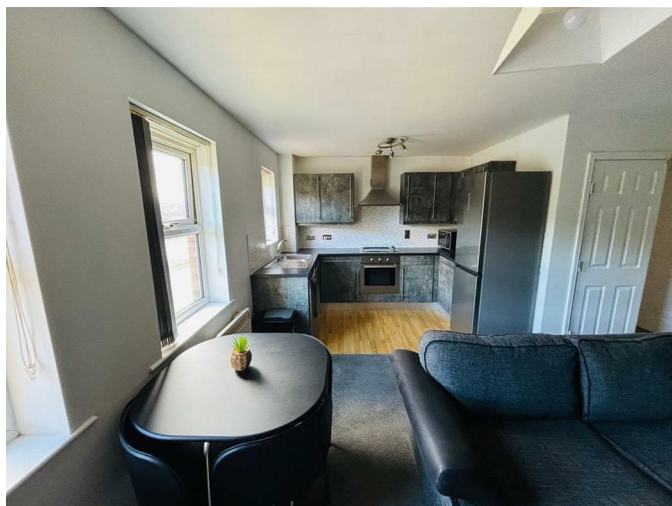


Access via a communal entrance hallway with stairs to the upper floors. There is an intercom entry system

### Private / Entrance Hallway:

Access to the full accommodation, wall mounted electric heater, storage cupboard

### OPEN PLAN LIVING AREA:



### Living Room:



Double glazed window, wall mounted electric heater, ample space for a range of living room furniture & space for a dining table & chairs

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, 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

### Bedroom One:



Double glazed window, electric heater, fitted wardrobes, ample space for a range of bedroom furniture

### Bedroom Two:



Double glazed window, wall mounted electric heater

### Shower Room / WC:



A suite comprising of a walk in shower with a glazed side screen & an electric shower above, low flush WC, wash basin, central heating radiator / towel warmer

### TO THE OUTSIDE:



### Communal Gardens:

The property is surrounded by maintained communal gardens

### Parking Space:



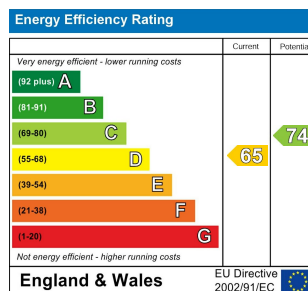
The property includes allocated & visitors parking

### Epc Link:

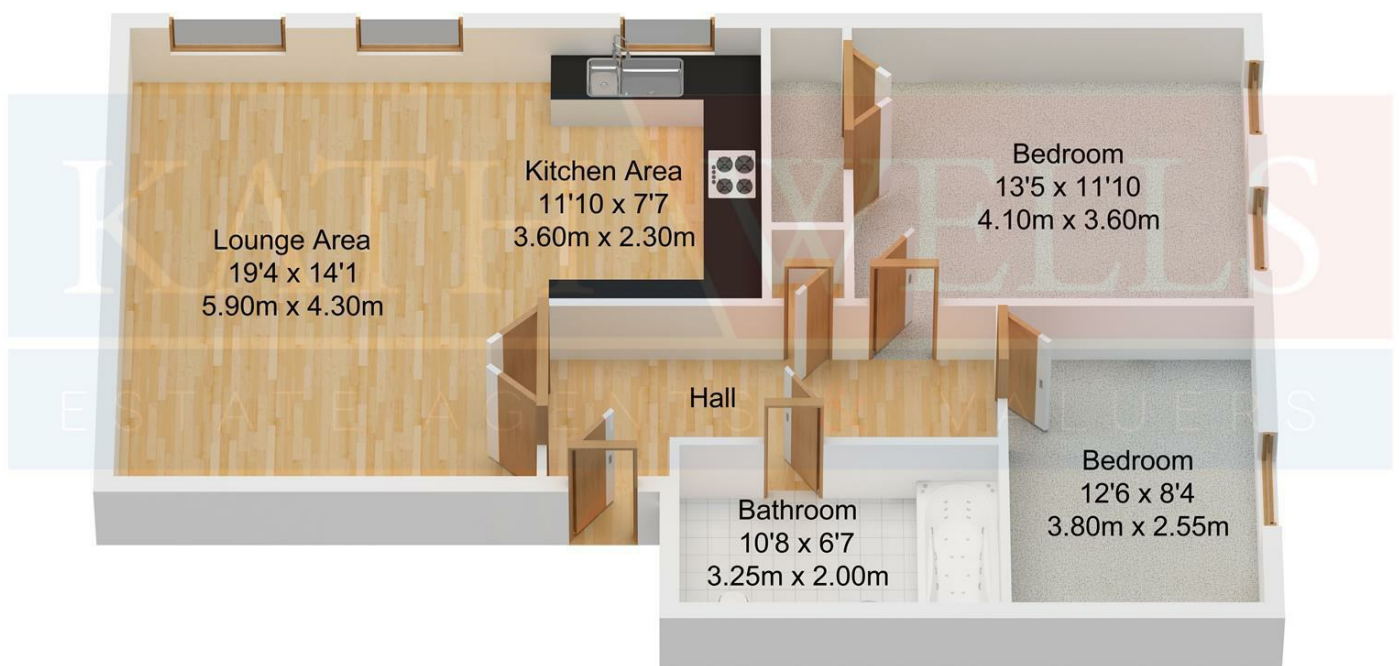
<https://find-energy-certificate.service.gov.uk/energy-certificate/6707-2722-7270-0896-5202>

### Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D



## Floor Plan



**Ground Floor**  
Approx. 78.17 sqm.  
(841.41 sqft.)