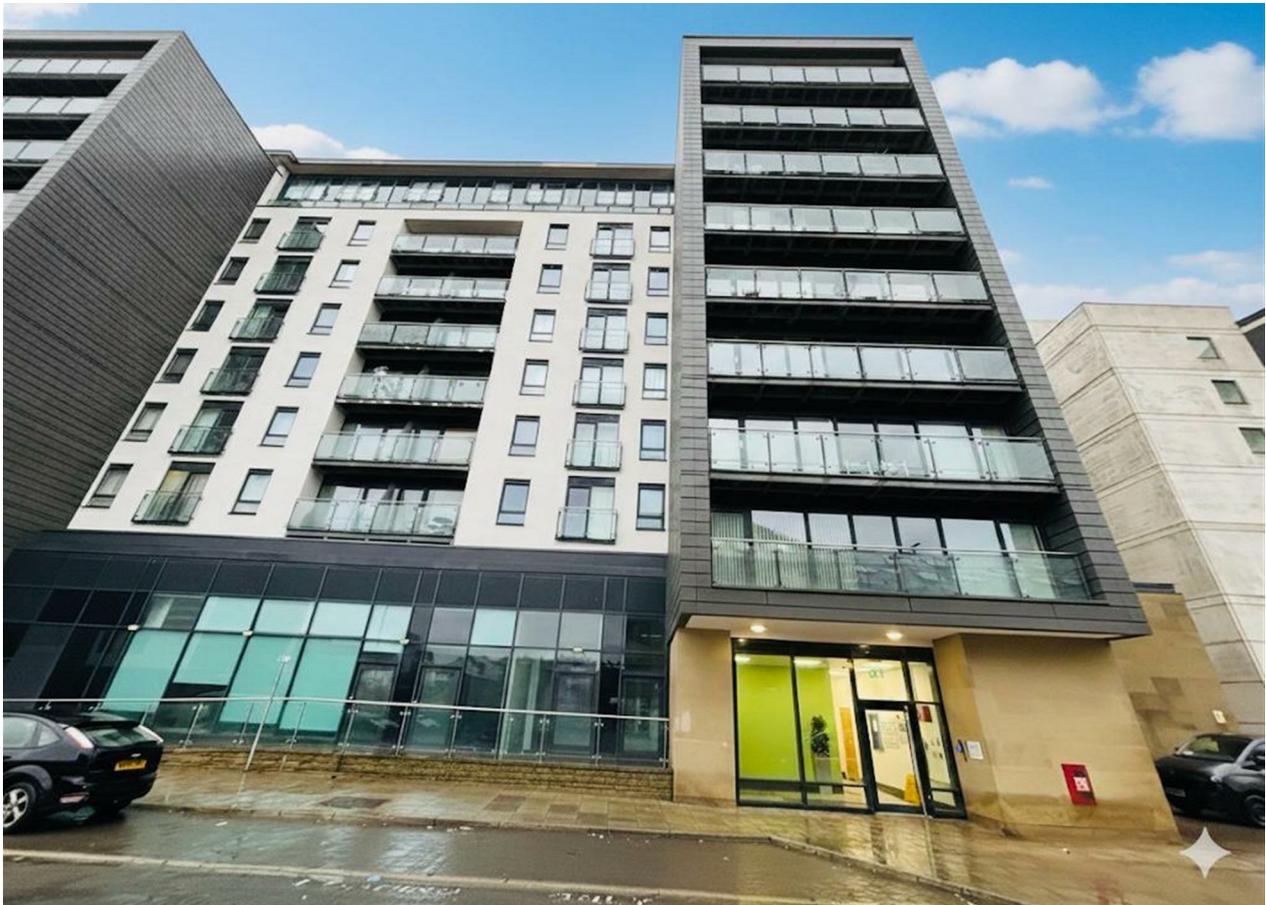




## 183 La Salle Chadwick Street Leeds



### 1 Bedroom Apartment £100,000

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)

# 183 La Salle Chadwick Street, Hunslet, Leeds, West Yorkshire, LS10 1NW

## Communal Entrance:



A communal entrance with intercom access, lifts to upper floors

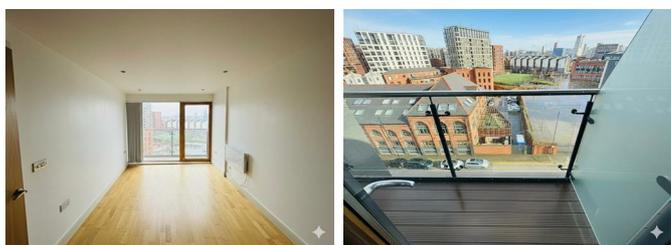
## Entrance Hallway:



A private hallway with access to all rooms, storage cupboard, electric radiator

## OPEN PLAN LIVING:

### Living Room Area:



Double glazed door giving access to a balcony space, electric radiator, television point, ample space for a range of living room furniture

## Fitted Kitchen Area:



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

## Bedroom:



Double glazed window, electric radiator, ample space for a range of bedroom furniture

## Bathroom / WC:



A white suite comprising of a panelled bath with a shower above, a low flush WC, wash basin, electric radiator / towel warmer

### TO THE OUTSIDE:

The property has communal areas to the exterior of the apartment

### Epc & Council Tax Band:

Council Tax Band: C / EPC Rating: B

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0755-2835-6997-2690-1351>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan



**Fifth Floor**  
Approx. 43.98 sqm.  
(473.39 sqft.)