KATH | WELLS

ESTATE AGENTS & VALUERS

Stonebridge Lea 19 Farnley Crescent Leeds

2 Bedroom Apartment
£130,000

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

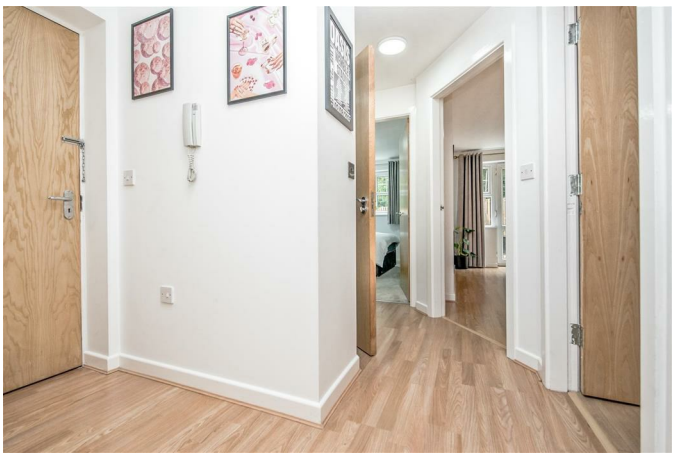
Apartment 2, Stonebridge Lea 19 Farnley Crescent, Farnley, Leeds, West Yorkshire, LS12 5AN

GROUND FLOOR:

Communal Entrance:

A communal entrance hallway with intercom access, stairs rising to the upper floors

Private Entrance Hallway:



Access to the full accommodation

Fitted Dining Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral fridge / freezer, ample space for a dining table & chairs

Living Room:

Double glazed window, double glazed French doors giving access to the communal garden, television point, wall mounted electric heater

Bedroom One:

Double glazed window, fitted wardrobes, wall mounted electric heater

Bedroom Two:

Double glazed window, wall mounted electric heater, fitted wardrobes

Bathroom / WC:

A suite comprising of a panelled bath with a plumbed rainfall shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Communal Gardens:

Communal maintained gardens surround the property

Parking:

The property includes allocated parking as well as visitor parking

EPC Link:

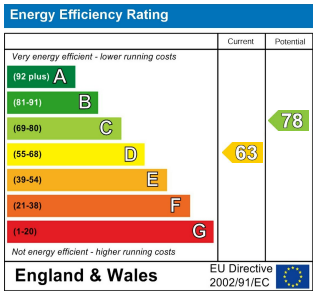
https://find-energy-certificate.service.gov.uk/energy-certificate/8809-7216-7002-0598-7106

Council Tax Band & EPC Rating:

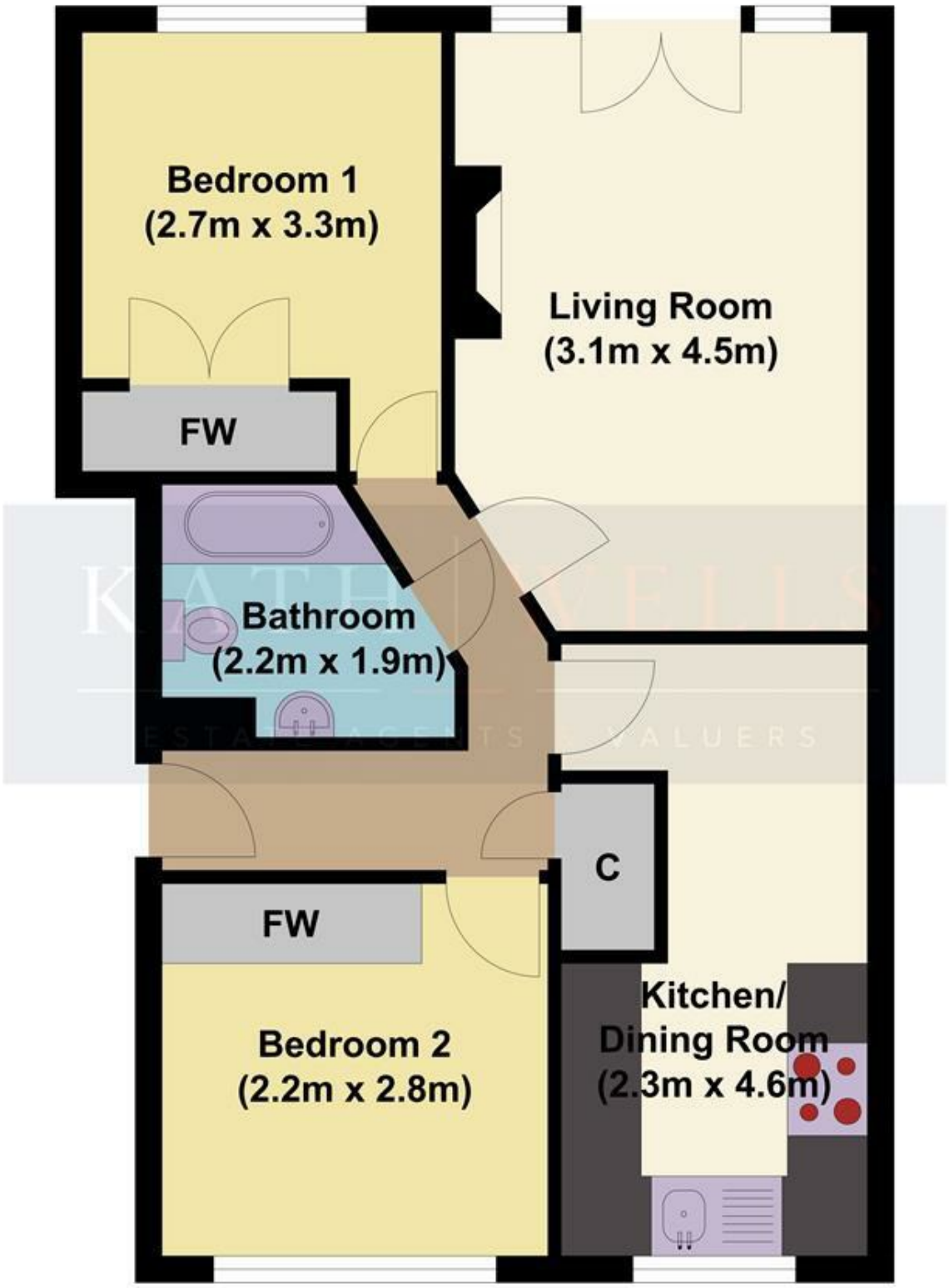
Council Tax Band: B / EPC Rating: D

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


Bedroom 1
(2.7m x 3.3m)
Living Room
(3.1m x 4.5m)
FW
Bathroom
(2.2m x 1.9m)
C
FW
Bedroom 2
(2.2m x 2.8m)
Kitchen/
Dining Room
(2.3m x 4.6m)