KATH | WELLS

ESTATE AGENTS & VALUERS

73 Kensington Way
Leeds



2 Bedroom Flat
£95,000

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

73 Kensington Way, Leeds, West Yorkshire, LS10 4UP

Communal Entrance:
Intercom access, stairs rising to upper floors

Entrance Hallway:



Access to accommodation, storage cupboard, central heating radiator

Open Plan Living Area:
A spacious open plan living area with a living area, dining area & a fitted kitchen

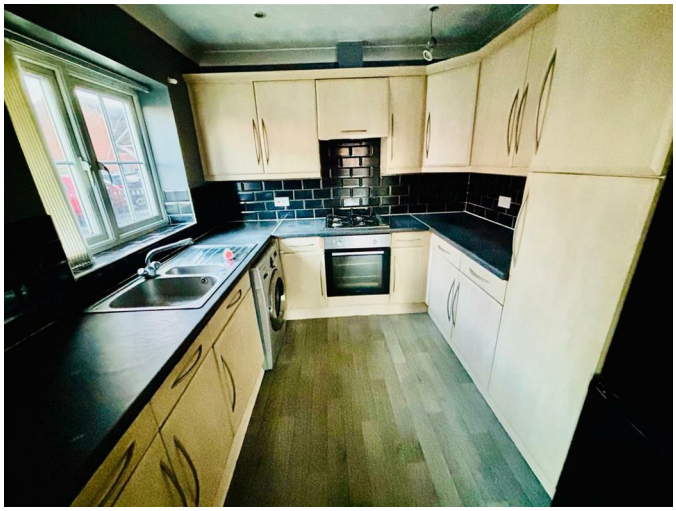
Living Area / Dining Area:





Double glazed window, double glazed French doors opening onto the rear garden, television point, central heating radiator, ample space for living room furniture, ample space for a dining table & chairs

Fitted Kitchen:



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

Bedroom One:



Double glazed window, built in wardrobes, central heating radiator, ample space for bedroom furniture

En-suite Shower Room / WC:



A white suite comprising of a glazed shower cubicle with a plumbed shower, low flush WC, wash basin

Bedroom Two:



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

Family Bathroom / WC:



A white suite comprising of a panelled bath with a plumbed shower above, a low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:

Gardens:



To the rear of the property there is a private garden which is low maintenance and enclosed. There are also communal gardens to the rear and side of the property.

Parking:



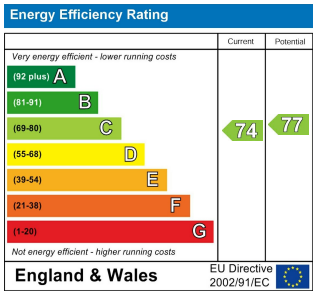
The property come with a designated parking spot as well as plenty of visitor parking.

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2306-5264-1002-0502-7902

Council Tax Band / EPC Rating:

Council Tax Band: A / EPC Rating: C



Floor Plan



Ground Floor
Approx. 63.10 sqm.
(679.20 sqft.)