

KATH | WELLS

ESTATE AGENTS & VALUERS



Eyres Mill Side, Leeds, LS12 3DH **Offers In The Region Of £120,000**

An impressive TWO BEDROOM APARTMENT built within a converted mill in the Winker Green Development in Armley. This property has been well maintained throughout by the current owners and boasts two good sized bedrooms and a large open plan family area.

Briefly throughout the property comprises of a COMMUNAL ENTRANCE HALLWAY with intercom access to the apartment, a PRIVATE HALLWAY with access to all rooms, an OPEN PLAN LIVING ROOM / DINING AREA / FITTED KITCHEN with ample space for living room and dining room furniture and an ample range of fitted kitchen cabinets. There are TWO DOUBLE BEDROOMS and a FAMILY BATHROOM with a modern white suite and a shower above the bath.

Externally there is an ALLOCATED PARKING SPACE, use of VISITOR PARKING SPACES and use of the COMMUNAL GARDEN AREAS.

Local amenities, shops, bus routes to surrounding areas and well regarded schools are within walking distance. Leeds City Centre, the Outer Ring Road & Motorway Network, and Bramley Railway Station are a short drive away making the major commercial centres of West Yorkshire and beyond easily accessible. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. Council Tax Band: B / EPC Rating: C

Communal Entrance:

Access via a communal entrance hallway, intercom access

Private Hallway:

Access to all room, wall mounted electric heater

Open Plan Living Room / Dining Area / Fitted Kitch



Double glazed windows, a spacious area with ample room for living room and dining room furniture, a modern fitted kitchen with a range of wall, base and drawer units, work surfaces, inset sink and drainer, built under electric oven / grill, electric hob, extractor hood, plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge / freezer, wall mounted electric heater

Bedroom One:



Double glazed window, television point, wall mounted electric heater

Bedroom Two:



Double glazed window, wall mounted electric heater

Bathroom / WC:



A modern white suite comprising of a panelled bath with

a glazed side screen and electric shower above, wash basin, low flush WC

TO THE OUTSIDE:



Off Street Parking:

The property benefits from having an allocated parking space and use of the visitor parking spaces

Communal Gardens:

The property is surrounded by communal garden areas

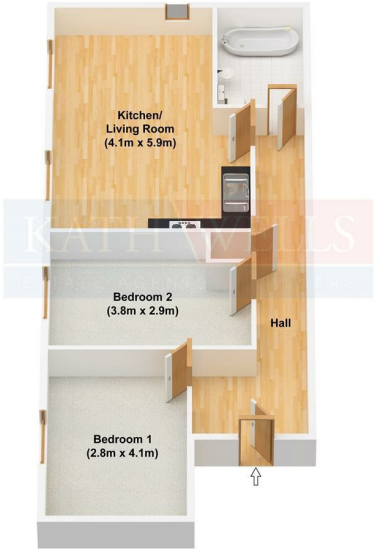
Council Tax Band / EPC Rating:

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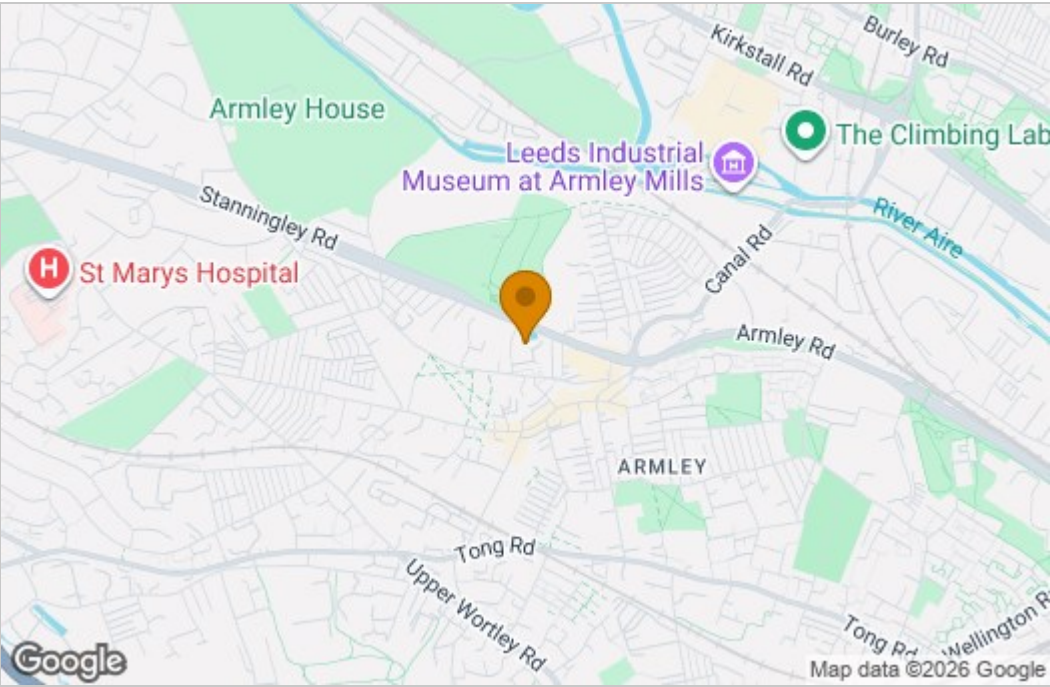
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2060-5667-1050-9205-4791>

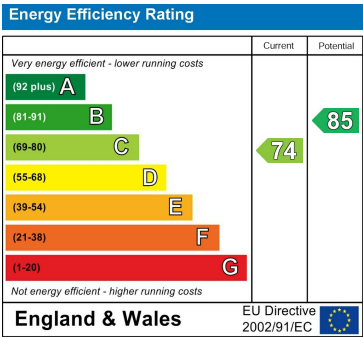
Floor Plan



Area Map



Energy Efficiency Graph



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