KATH | WELLS

ESTATE AGENTS & VALUERS

40 Whitehall Drive
Leeds

2 Bedroom Apartment
£95,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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sales@kathwells.com

40 Whitehall Drive, Leeds, West Yorkshire, LS12 5LW

GROUND FLOOR:

Communal Entrace:

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

Private Hallway:

Entrance via a front entrance door, access to the full accommodation, wall mounted electric heater

Living / Dining Room:

Double glazed window, double internal doors giving access to the hallway, wall mounted electric heater, ample space for a range of dining & living room furniture

Fitted Kitchen:

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

Double glazed window, built in storage cupboard / wardrobe, wall mounted electric heater

Bedroom Two:

Double glazed window, wall mounted electric heater

Bathroom / WC:

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

TO THE OUTSIDE:

Communal Gardens:

Communal maintained gardens surround the property

Parking:

The property comes with allocated parking as well as visitors parking

EPC Link:

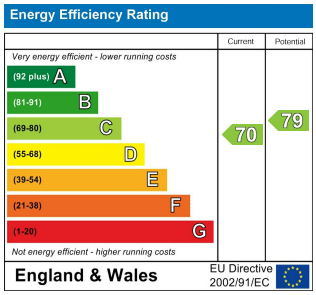
https://find-energy-certificate.service.gov.uk/energy-certificate/2101-1121-8871-1453-2601

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

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

Ground Floor
Approx. 50.80 sqm.
(547.00 sqft.)