

KATH WELLS

ESTATE AGENTS & VALUERS



17 Whitehall Croft, Leeds, LS12 5NJ

Offers Over £80,000

A GROUND FLOOR ONE BEDROOM APARTMENT situated amidst similar style property in a popular residential area of Wortley. The property is well located for access to Leeds City Centre, the M621 motorway network and Churwell, Bramley & Leeds Railway Stations, making the major commercial centres of West Yorkshire and beyond easily accessible.

Briefly throughout the property comprises of a COMMUNAL ENTRANCE HALLWAY with an intercom access system, a PRIVATE HALLWAY with a storage cupboard and double doors opening onto the LIVING ROOM, a FITTED KITCHEN with an ample range of cabinets and work surfaces, ONE DOUBLE BEDROOM with FITTED WARDROBES, and a BATHROOM / WC with an electric shower above.

Externally the property is set in communal shared and maintained grounds with PRIVATE / ALLOCATED PARKING and use of VISITOR PARKING SPACES. This property would make an ideal purchase for a variety of buyers including FTB's and Landlords (possible rental income CIRCA £750.00 pcm). Early internal viewing can be arranged by contacting the office on 0113 231 1033 sales@kathwells.com.

Council Tax Band: A / EPC Rating: D

GROUND FLOOR:

Communal Entrance:

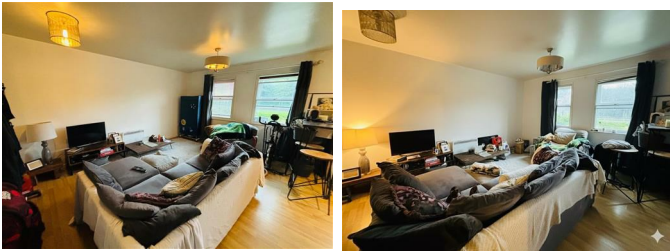


Access via communal entrance hallway with stairs to upper floors, intercom entry system

Private Hallway:

Access to accommodation, electric panel radiator, storage cupboard

Living / Dining Area:



Double glazed window, electric panel radiator, laminated flooring, ample space for living room and dining room furniture

Fitted Kitchen:



Double glazed window, a range of fitted wall drawer & base units, work surfaces, built under oven / grill electric

hob, extractor hood above, inset sink and drainer, plumbing for an automatic washing machine, space for fridge / freezer

Bedroom One:



Double glazed window, electric panel radiator, fitted wardrobes

Bathroom / WC:

Double glazed window, electric panel radiator / towel warmer, three piece white suite comprising of a panelled bath with electric shower over, wash basin, low flush WC

TO THE OUTSIDE:



Communal Gardens:



Parking Space and Gardens.:

EPC link:

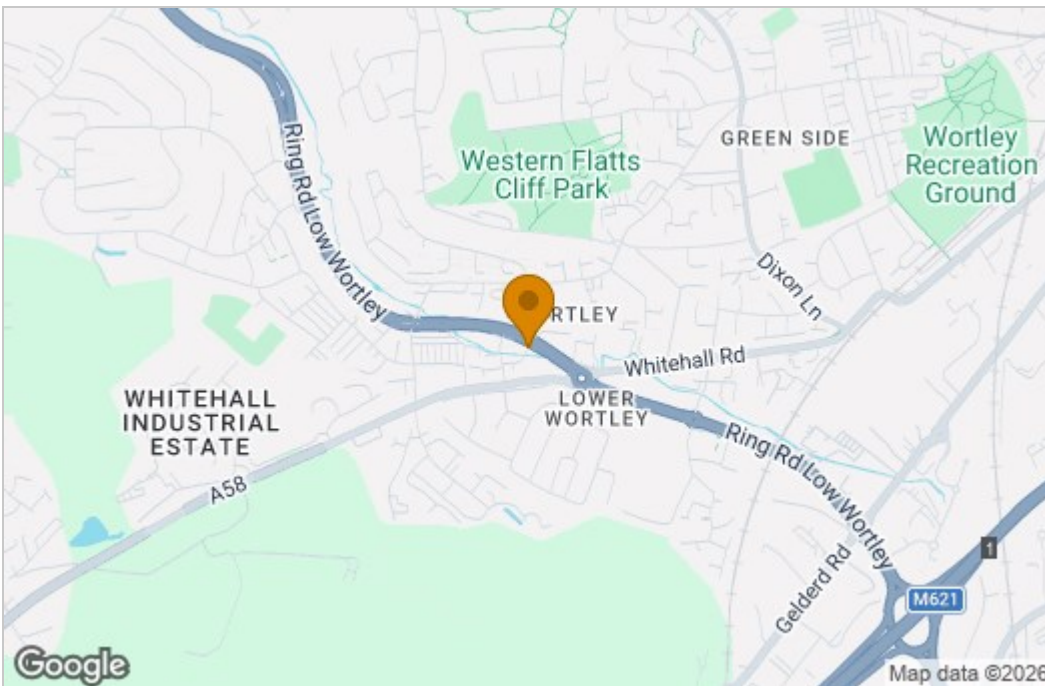
<https://find-energy-certificate.service.gov.uk/energy-certificate/8305-7244-7429-5826-0313>

EPC rating & Council tax:

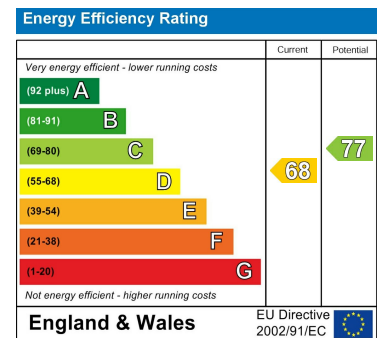
Council Tax Band: A / EPC Rating: D

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.