

# KATH WELLS

ESTATE AGENTS & VALUERS



## 31 Whingate Mill, Leeds, LS12 3UH Offers In The Region Of £79,995

\* IDEAL BUY TO LET \*\* CHAIN FREE ON COMPLETION \*\* PARKING SPACE \*\* ELECTRIC HEATING \*\* IDEAL LOCATION FOR TRAVELLING TO LEEDS CITY CENTRE \*

Available for sale with NO ONWARD CHAIN ON COMPLETION is this ONE BEDROOM TOP FLOOR APARTMENT located within a popular residential area of Armley, situated within easy access of local amenities and commuting distance of Leeds City Centre, the West Yorkshire Motorway network and surrounding Areas.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM / KITCHEN, BEDROOM and a SHOWER ROOM / WC. This property would make an ideal purchase for a LANDLORD / FIRST TIME BUYER. ( potential rental income £600.00 per month ) To arrange a viewing please contact our office on 0113 231 1033 / sales@kathwells.com.

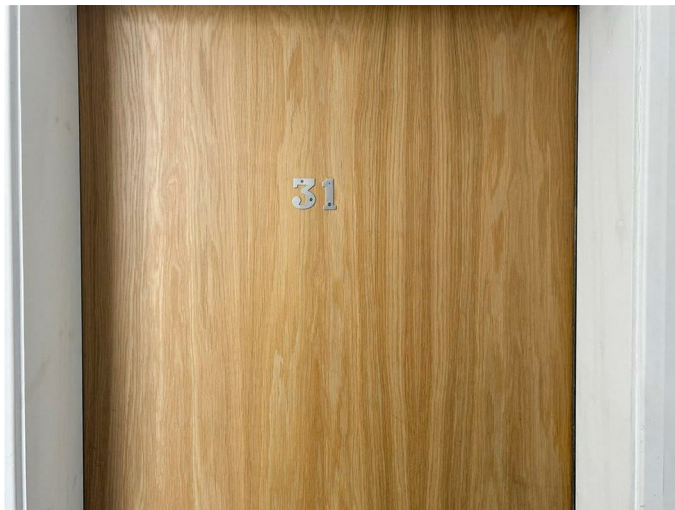
EPC Rating: C. Council Tax : A

### Communal Hallway:



Stairs to the top floor

### Entrance Hallway:



Access to all rooms

### Open Plan Living Room / Kitchen:



A range of storage units, stainless steel sink and drainer, built in oven and hob with extractor fan over, plumbing for a washing machine, space for a fridge, electric wall mounted heater, two windows

### Bedroom:



Window, electric wall mounted heater

### Shower Room / WC:



A three piece suite in white comprising of a shower cubicle, a wash basin and a WC

### To The Outside:



## Parking:

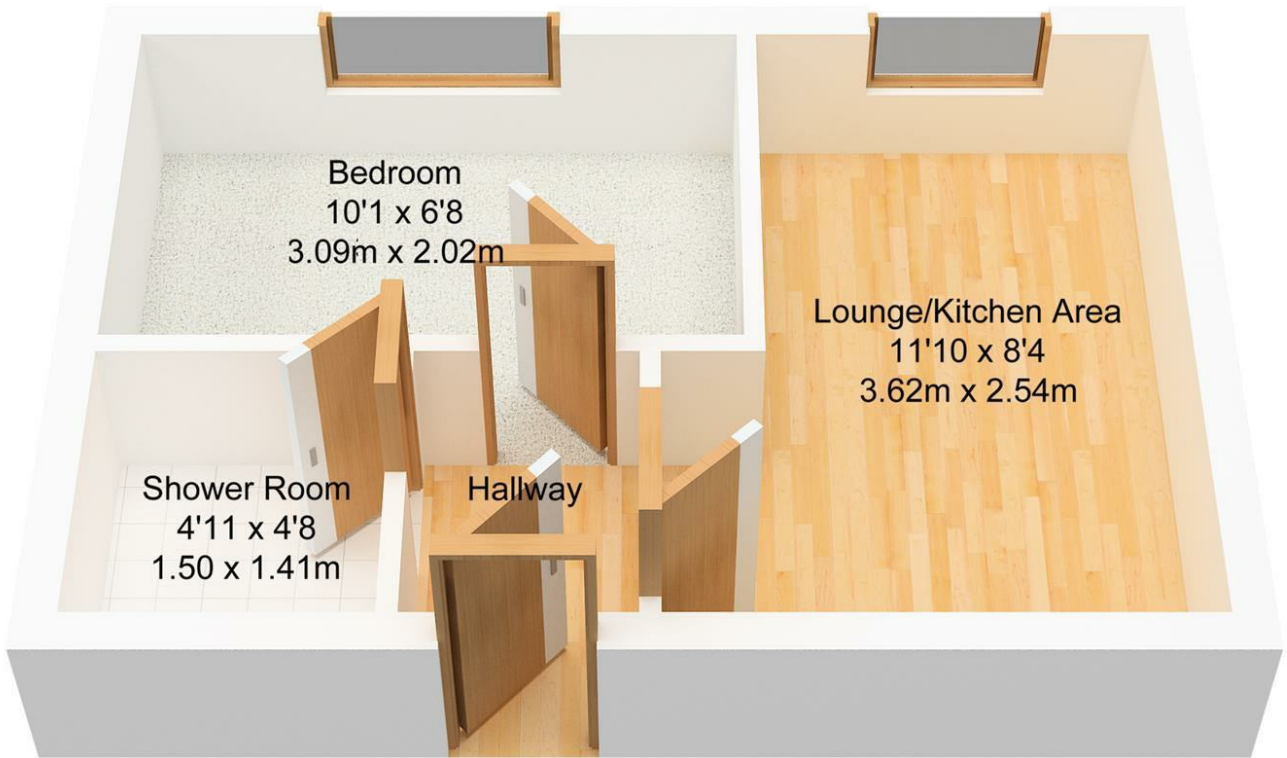


There is a parking space available for the property

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8276-7931-4090-1637-9922>

## Floor Plan



First Floor Apartment  
Approx. 18.89 sqm.  
(203.33 sqft.)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.