

# KATH WELLS

ESTATE AGENTS & VALUERS



**67 Cliffe Park Crescent, Leeds, LS12 4XA**

**Offers In The Region Of £99,995**

**\* ONE BEDROOM FIRST FLOOR APARTMENT \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* MODERN SHOWER ROOM / WC \*\* PRIVATE GARDEN \*\* DESIGNATED PARKING SPACE \*\* CHAIN FREE ON COMPLETION \***

Early internal viewing is highly advised for this well maintained one bedroom apartment set amongst similar style MODERN properties in the popular residential area of Wortley. This property is offered CHAIN FREE upon completion. This property would suit a variety of buyers including those wishing to down-size or Landlords / Investors. Briefly throughout the property comprises of PRIVATE ENTRANCE HALLWAY, STAIRS LEADING TO THE FIRST FLOOR. LIVING ROOM, FITTED KITCHEN, GOOD SIZE BEDROOM, SHOWER ROOM / WC. Externally the property benefits from a low maintenance GARDEN and a designated PARKING SPACE offering useful off street parking. This property would make an ideal purchase for a variety of buyers wishing to live within commuting distance of Leeds / Bradford City centres, the M62 and a other West Yorkshire motorways. Viewings can be arranged by contacting our office. EPC Rating: C

### Private Entrance Hallway:

#### Hallway:

Access is via a part glazed front entrance door. Access to the bedroom and shower room / WC.

#### Living / Dining Room:



Double glazed window to the front elevation, marble hearth with electric fan assisted stove with shelf above, central heating radiator, television ariel and telephone connection points, laminate flooring .

#### Fitted Kitchen:



A modern range of modern high gloss wall, drawer and base units, built under electric oven / grill, four ring gas hob with extractor fan above, stainless steel sink, drainer and mixer tap, tiling to the splashbacks, plumbing for an automatic washing machine, double glazed window to the front elevation,

#### Bedroom:



Double glazed window to the rear elevation, central heating radiator, good size double bedroom,

### Shower Room / WC:



A three piece white bathroom suite comprising of a large walk in shower area with plumbed shower, wash basin with high gloss vanity unit and a WC, good size airing / storage cupboard, laminated wood flooring.

### TO THE OUTSIDE:

#### Private Garden:



There is an enclosed low maintenance rear garden with an artificial lawn, a paved patio and raised flowerbeds

#### Parking Space:

Designated parking available providing useful off street parking

#### EPC LINK:

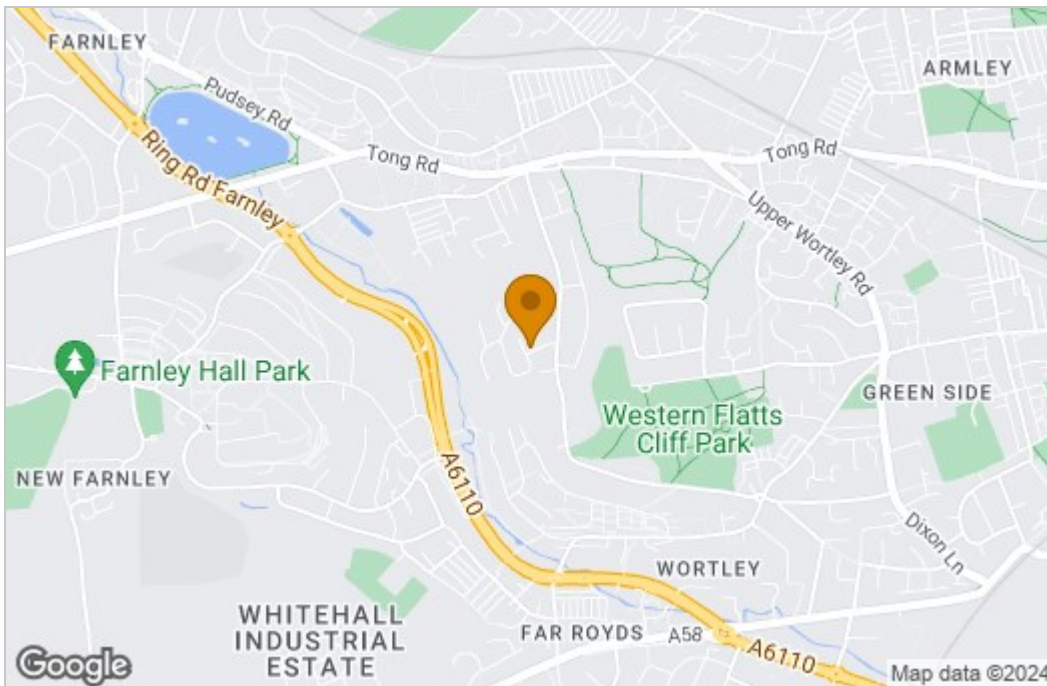
<https://find-energy-certificate.service.gov.uk/energy-certificate/8434-7520-2659-2827-3902>

## Floor Plan

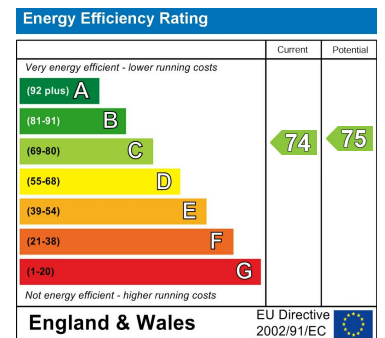


Ground Floor  
 Approx. 3.81 sqm.  
 (41.01 sqft.)

## 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.