



Whingate Mill Whingate Leeds



2 Bedroom Flat £75,000

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Flat 2, Whingate Mill Whingate, Armley, Leeds, West Yorkshire, LS12 3UH

Living / Dining Area:

GROUND FLOOR:

Entrance Hallway:

Access via a front entrance door, access to the full accommodation

Open Plan Living Space:



An open plan living space comprising of a fitted kitchen & a dining & living area

Fitted Kitchen:



Double glazed window, fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, inset sink & drainer, ample space for a fridge & freezer, plumbing for an automatic washing machine



Ample space for a range of living & dining furniture, electric heating radiator

Bedroom One:



Double glazed window, wall mounted electric heating radiator, a good sized double bedroom

Bedroom Two:



Double glazed window, wall mounted electric heating radiator, a good sized double bedroom

Shower Room / WC:



A modern three piece suite comprising of a glazed shower cubicle with an electric shower above, low flush WC, wash basin set into a vanity unit

TO THE OUTSIDE:



Parking:

The property benefits from having communal parking with plenty of space

Council Tax Band & EPC Rating:

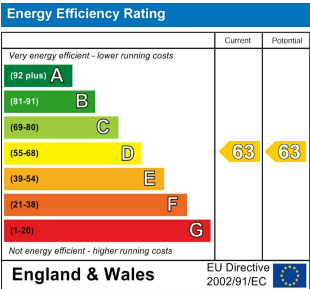
Council Tax Band: B / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9788-0925-7320-4076-4980>

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.





Flat 2
Approx. 53.97 sqm.
(580.92 sqft.)