



£95,000

29 Whitehall Croft, Wortley, Leeds, West Yorkshire, LS12 5NJ

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A GROUND FLOOR TWO 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 & 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, TWO BEDROOMS (one of which has built-in wardrobes / storage, and a modern BATHROOM / WC with a white suite and a shower above the bath.

Externally the property is set in communal shared and maintained grounds with PRIVATE / ALLOCATED PARKING and use of VISITOR PARKING SPACES.

## GROUND FLOOR:

### Communal Entrance:

A communal entrance hallway with intercom access

### Private Hallway:

Access to the ground floor accommodation, wall mounted electric heater

### Living / Dining Room:

Double glazed bay window, double internal doors through to the hallway, wall mounted electric heater, television point, ample space for a range of living room and dining room furniture

### Fitted Kitchen:

Double glazed window, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, plumbing for an automatic washing machine, stainless steel sink and drainer, space for a fridge / freezer

### Bedroom One:

Two double glazed windows, built in wardrobes / storage, wall mounted electric heater

### Bedroom Two:

Double glazed window, wall mounted electric heater

### Bathroom / WC:

A modern white suite comprising of a panelled bath with a

glazed screen and a shower above, low flush WC, wash basin, wall mounted electric heater / towel warmer

## TO THE OUTSIDE:

### Communal Gardens:

Communal maintained gardens surround the property

### Parking:

The property benefits from having a dedicated parking space and access to visitor parking

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2579-3911-3209-1799-5200>

### Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Please use the postal code LS12 5NJ in Sat. Nav. Number 29 Whitehall Croft can be found signified by our FOR SALE BOARD

