

KATH WELLS

ESTATE AGENTS & VALUERS



8 Southfield Mount, Leeds, LS12 1SJ

£49,950

*** ONE BEDROOM FIRST FLOOR APARTMENT ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** MODERN EN SUITE SHOWER ROOM / WC ** CHAIN FREE ON COMPLETION ****

Early internal viewing is highly advised for this well maintained one bedroom apartment set in a converted through terrace property and is offered CHAIN FREE upon completion. This property would suit a variety of buyers including those wishing to down-size or Landlords / Investors. who can expect a rental income of between £500.00 and £550 P/C/M Briefly throughout the property comprises of COMMUNAL ENTRANCE HALLWAY, STAIRS LEADING TO THE FIRST FLOOR, ENTRANCE INTO OPEN PLAN LIVING ROOM/ FITTED KITCHEN, GOOD SIZE BEDROOM, EN SUITE SHOWER ROOM / WC. 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: ? Council tax band A.

GROUND FLOOR:

Entrance Hall:

Communal entrance hall allowing access to the first floor.

Living Room / Dining Area

Open plan space with a double glazed window to the front elevation and a central heating radiator. The breakfast bar provides space to eat at whilst dividing the lounge from the kitchen. Spot light fittings.

Kitchen Area:

Good use of a small space with wall and base units. stainless steel sink unit with mixer taps, combination boiler for the heating and hot water, gas hob, electric oven and extractor hood over. Smoke alarm and lino flooring.

Bedroom:



Good sized L shaped room with a double glazed window to the front and a central heating radiator.

En Suite:



En suite shower room comprising low flush w.c, pedestal wash hand basin and shower cubicle, heated towel rail, tiled floor and walls to the wet areas.

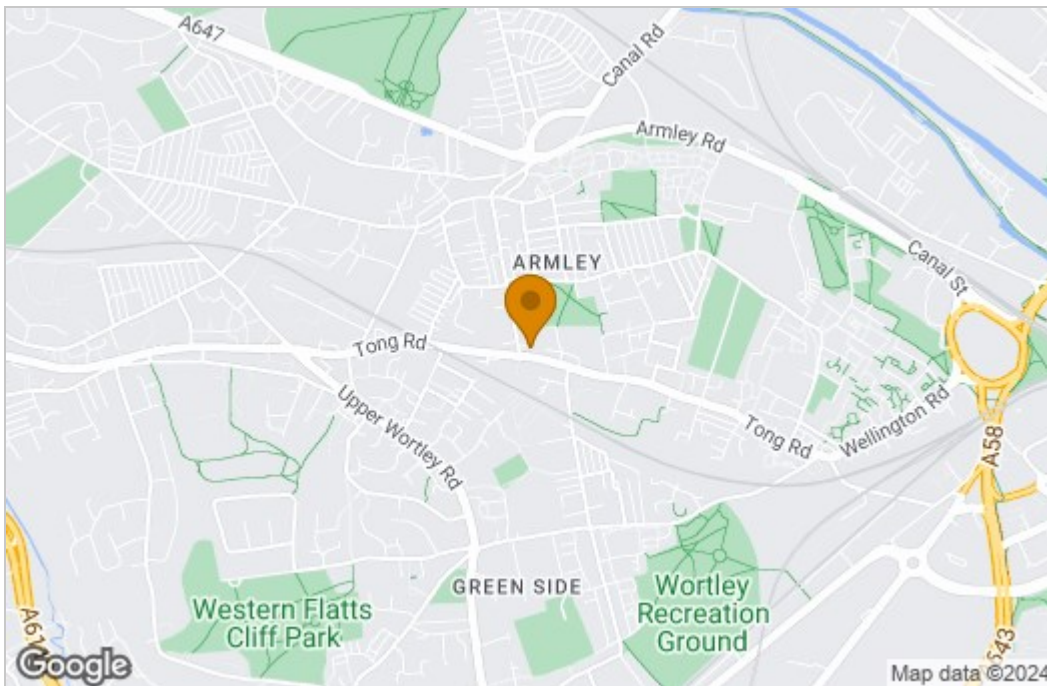
Outside:

The property is accessed directly from the path, there is no outside space and the parking is on the road to the rear.

Floor Plan



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.