

KATH WELLS

ESTATE AGENTS & VALUERS



Flat 2, Chapel Fold Wesley Road, Leeds, LS12 1UU

Reduced To £29,995

* SHARED OWNERSHIP - 50% SHARE ** SOME MODERNISATION REQUIRED ** GAS CH & DG ** NO CHAIN ON COMPLETION ** POPULAR & CONVENIENT LOCATION *

A 50% SHARE can be purchased with the remaining 50% owned by Yorkshire Housing Association. Although this property is IN NEED OF INTERNAL MODERNISATION & UPDATING it does benefit from having DOUBLE GLAZING and GAS CENTRAL HEATING.

The property is accessed via a COMMUNAL ENTRANCE HALLWAY with intercom access. Briefly throughout the accommodation comprises of a HALLWAY with access to the accommodation, a LIVING ROOM, a FITTED KITCHEN with a range of cabinets, a DOUBLE BEDROOM and a SHOWER ROOM / WC . Externally there are shared gardens surrounding the property and communal parking spaces..

The property is situated in Armley to the west of Leeds City Centre. Armley Tow Centre has Supermarkets, Doctors and Dentist Surgeries, Well Regarded Primary Schools, Bus Routes to surrounding areas, and good access to the M62 & M621 motorway networks.

Contact our office on 0113 2311 033 / sales@kathwells.com to arrange a viewing. EPC Rating: C

GROUND FLOOR:

Communal Entrance :

A communal entrance hallway with stairs to the upper floors and an intercom access system

Entrance Hallway:

A private entrance hallway, intercom access

Living Room:

Two double glazed windows to the front elevation, central heating radiator

Kitchen:

A range of wall, drawer & base units, work surfaces, plumbing for an automatic washing machine, inset sink and drainer, extractor fan

Shower Room / WC:

A three piece suite comprising of a shower cubicle with an electric shower ,a wash basin and a WC

TO THE OUTSIDE:



Communal Parking:

Communal parking is available

EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0360-2964-9260-2697-8761>

CHARGES

We are advised by the customer service team that the charges are as follows.

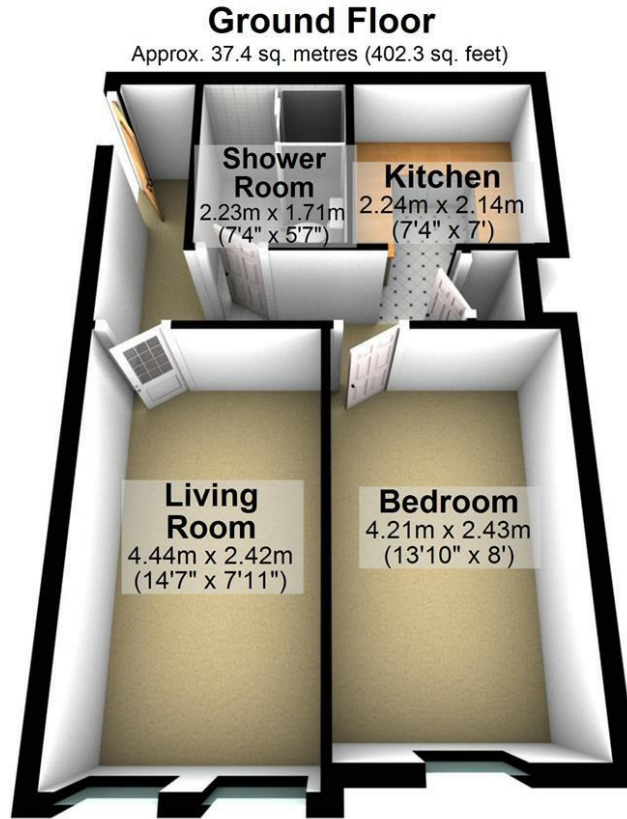
From the 01st November 2023 - £153.73 = RENT of 50%

SERVICE CHARGE - £95.76

TOTAL MONTHLY CHARGE = £249.49

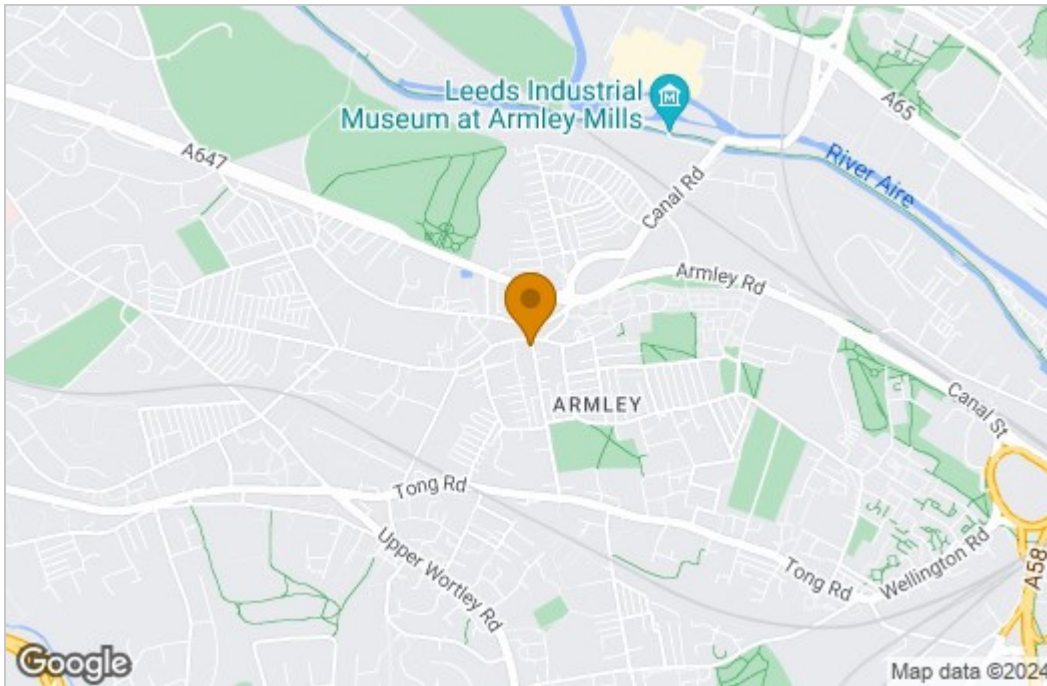
REVIEW IN NOVEMBER

Floor Plan

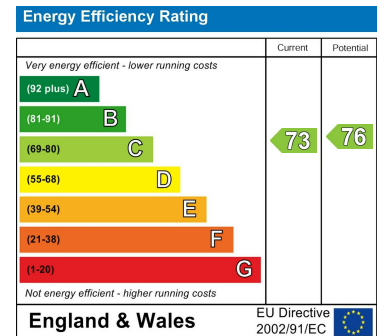


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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.