

# KATH WELLS

ESTATE AGENTS & VALUERS



## 8 Whitehall Croft, Leeds, LS12 5NJ Offers In The Region Of £100,000

An ideal opportunity has arisen to purchase this TWO BEDROOM FIRST FLOOR APARTMENT situated in a popular residential development close to Leeds Outer Ring Road and only a short commute to Leeds City Centre and the M621 / M1 motorway links. Local amenities and bus routes are within walking distance.

Briefly throughout the property comprises of a COMMUNAL ENTRANCE HALLWAY with an intercom access system, a PRIVATE HALLWAY with a storage cupboard and a double door opening onto the LIVING ROOM & DINING AREA (ample space for living room furniture and a dining table and chairs), a FITTED KITCHEN, a DOUBLE BEDROOM with built-in wardrobes / storage, a further large SINGLE BEDROOM, 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.

This property would make an ideal purchase for a variety of buyers including FIRST TIME BUYERS / LANDLORDS (possible rental income circa £700.00 pcm).

Internal viewing can be arranged by contacting the office.

**Communal Entrance:**

Access via a communal entrance door, intercom entry system, stairs to the first floor

**Entrance Hallway:**

A private entrance hallway, access to the accommodation, double doors through to the living room, storage cupboard

**Living Room & Dining Area:**



Double glazed window, ample space for living room furniture and a dining table and chairs

**Fitted Kitchen:**



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

**Bedroom one:**



Double glazed window, built-in wardrobes / storage

**Bedroom Two:**



Double glazed window

**Bathroom /WC:**



A modern white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC

**TO THE OUTSIDE:**

**Communal Gardens:**

The apartment block is surrounded by communal gardens

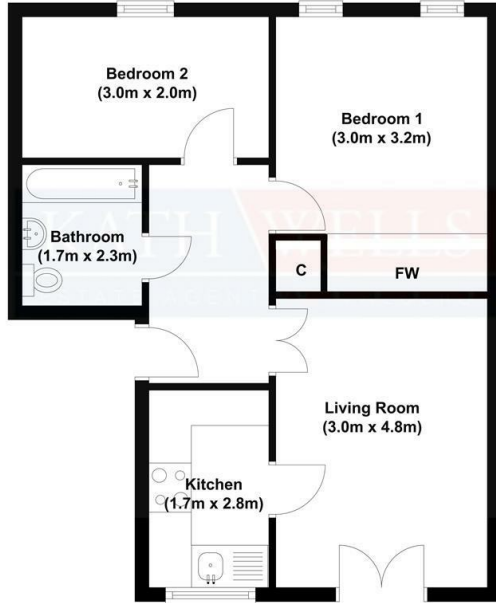
**Parking Space:**



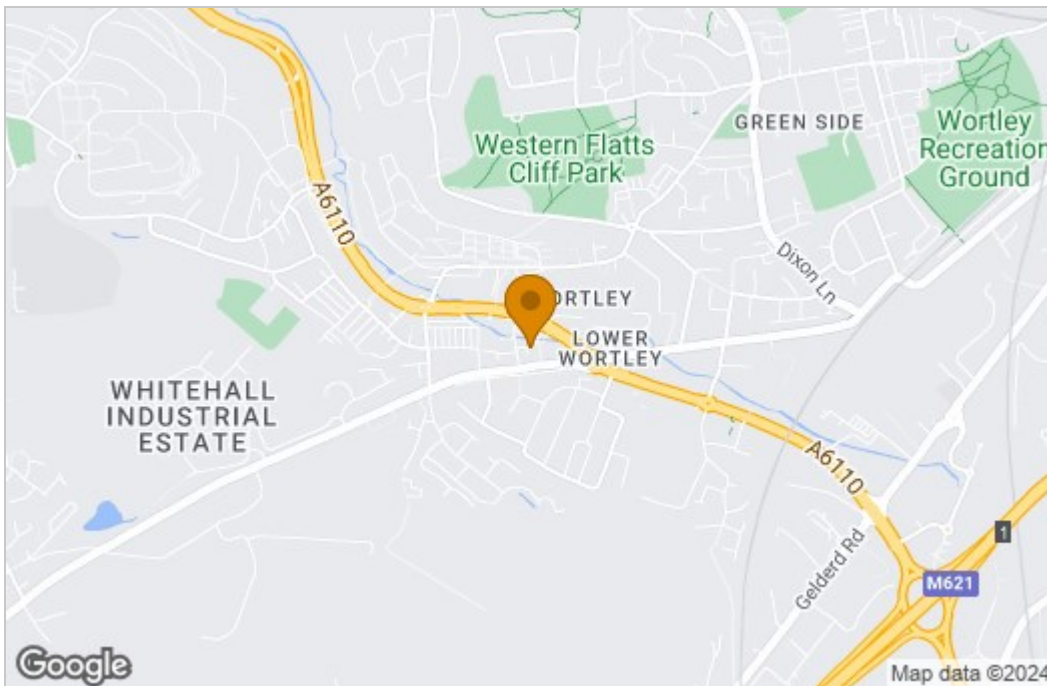
**EPC LINK:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2188-5010-6289-5851-4920>

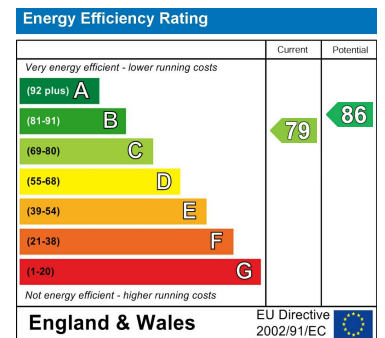
## Floor Plan



## Area Map



## Energy Efficiency Graph



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