

KATH WELLS

ESTATE AGENTS & VALUERS



284 Upper Town Street, Leeds, LS13 2ER Offers In The Region Of £124,950

* TWO BEDROOM GROUND FLOOR FLAT ** CHAIN FREE ON COMPLETION ** WELL MAINTAINED THROUGHOUT ** POPULAR RESIDENTIAL AREA *
* STORAGE CUPBOARDS ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** GARDEN AREA TO THE REAR ** VIEWING ADVISED *

A well presented TWO BEDROOM GROUND FLOOR FLAT situated amidst similar style properties conveniently situated for local amenities Bramley shopping centre and access to public transport. The property which is being offered with NO ONWARD CHAIN ON COMPLETION has been well maintained and benefits from DOUBLE GLAZING, FITTED STORAGE CUPBOARDS, GAS CENTRAL HEATING and a GARDEN AREA TO THE FRONT. The property can be offered "SOLD AS SEEN" as the house is fitted with white goods which may help a first time buyer or Investor looking to rent the property out at a rental value of at least £750.00. An ideal purchase for either a first time buyer, someone wishing to downsize or a landlord wishing to purchase a property within commuting distance of Leeds City centre, the M62 and surrounding areas.

Internal viewing is recommended. To arrange a viewing contact our office .

EPC Rating : C

GROUND FLOOR:

Private Entrance Hall:

Half glazed door leading to the entrance hall with a central heating radiator, laminate flooring and having access to the apartment.

Living Room:



Half glazed door to the rear of the property, double glazed window to the rear, central heating radiator, coal effect electric fire, neutral decor and carpeted. Glazed doors to the kitchen.

Kitchen:



Wall, base and drawer units in oak effect with a washable, wood effect work surface over, tiled splash back, one and a half bowl sink unit with mixer taps, Vent-Axia extraction, two windows allowing plenty of natural light, gas point for cooker, plumbed for an electric washing machine, central heating radiator. Neutral decor and flooring.

Hallway:

The entrance hall leads into the corridor feeding access to all rooms. There are cupboards off the main corridor, one double cupboard, one cupboard housing the boiler which we are advised has been serviced regularly, and two further storage cupboards which can all be re used into the bedrooms for extra access.

Bedroom One:



Double glazed window to the rear, central heating radiator, walk in wardrobe / storage cupboard. Neutral decor and flooring.

Shower Room:/ WC:



Three piece suite comprising low flush w/c, pedestal wash hand basin, walk in shower area, heated towel rail, fully tiled walls, extractor fan, frosted window to the front.

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator, neutral decor and flooring.

TO THE OUTSIDE:



Garden To The Front

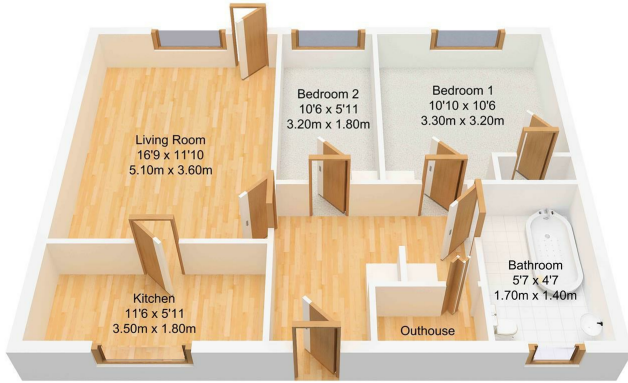


The property has external doors to the front and also to the rear, the postal side of the property has a garden, mainly paved for low maintenance and ease of access.

EPC LINK:

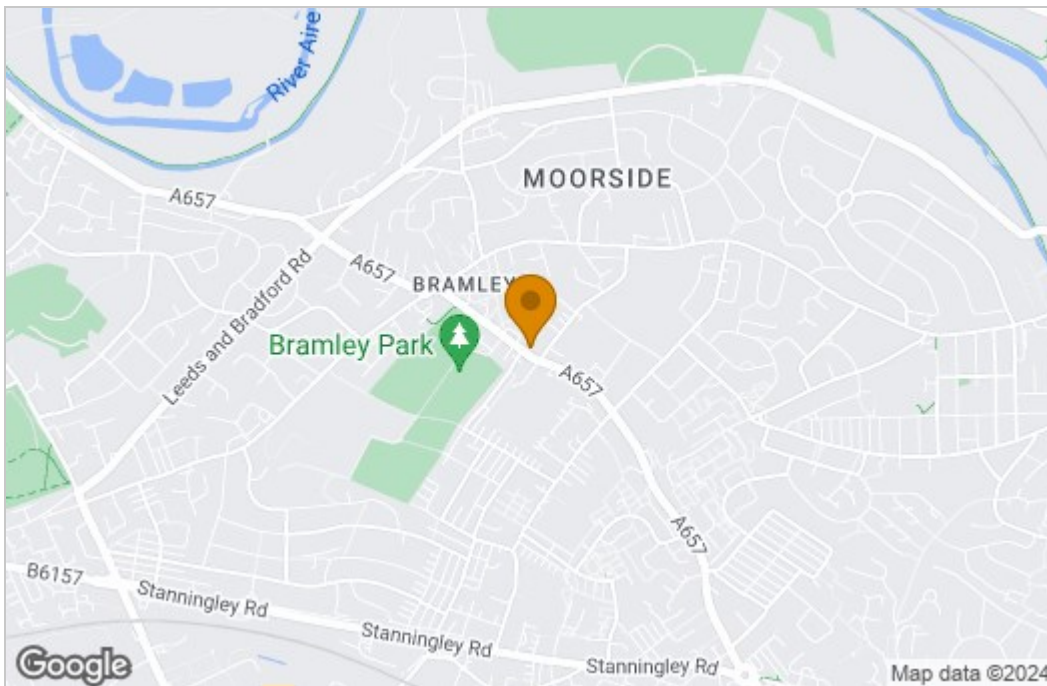
<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2147-0010-2599-2965>

Floor Plan

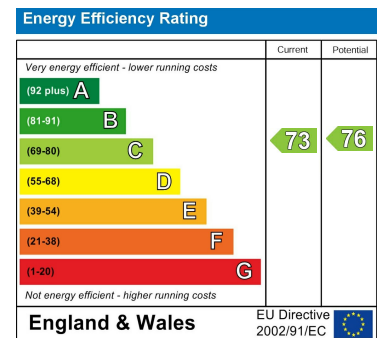


Approx. 62.30 sqm.
(670.59 sqft.)

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.