

KATH | WELLS

ESTATE AGENTS & VALUERS



19 Whitehall Croft, Leeds, LS12 5NJ

Reduced To £90,000

NEW PRICE. A FIRST 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, Bramley & Leeds Railway Stations, making the major commercial centres of West Yorkshire and beyond easily accessible.

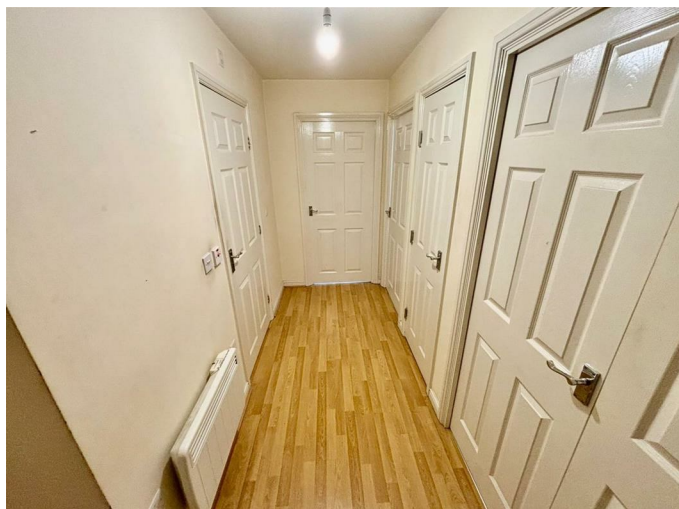
Briefly throughout the property comprises of a COMMUNAL ENTRANCE HALLWAY with an intercom access system, a PRIVATE HALLWAY with a storage cupboard and double doors opening onto the LIVING ROOM, a FITTED KITCHEN with an ample range of cabinets and work surfaces, TWO BEDROOMS (one of which has built-in 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.

This property would make an ideal purchase for a variety of buyers including FTB's and Landlords (possible rental income CIRCA £750.00 pcm). We have only been provided with limited information regarding the lease and full details should be obtained and verified by a solicitor prior to any commitment to buy. We understand that the lease had an original term of 125 years when issued in 2016, the Ground Rent is £500.00pa, and the Service Charge is 790.00pa Early internal viewing can be arranged by contacting the office on 0113 231 1033 sales@kathwells.com. Council Tax Band: B / EPC Rating: C

Communal Entrance:

Access via a communal entrance hallway with stairs to the upper floors. There is an intercom entry system

Private Hallway:



Access to the accommodation, intercom access, laminated flooring, wall mounted electric heater, storage cupboard, double doors opening onto the living room

Living Room:



Double glazed window, double internal doors opening onto the hallway, wall mounted electric heaters, ample space for living room and dining room furniture

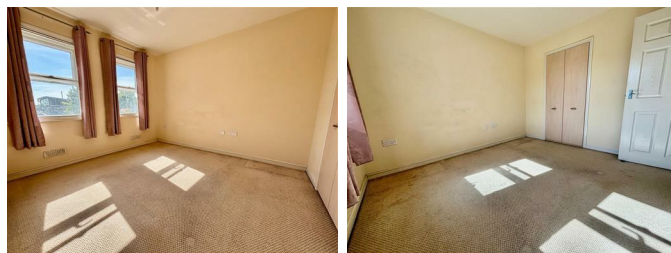
Fitted Kitchen



A range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, space for a fridge / freezer, plumbing for

an automatic washing machine, a stainless steel sink and drainer with a mixer tap

Bedroom One:



Double glazed window, built-in storage cupboards / wardrobes

Bedroom Two:



Double glazed window

Bathroom / WC:



A white suite comprising of a panelled bath with a glazed side screen and a shower above, wash basin, low flush WC

TO THE OUTSIDE:



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Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: C

Parking:



Resident and visitor parking spaces are available

Communal Gardens:



The property is surrounded by communal maintained gardens

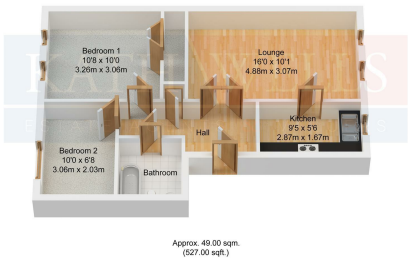
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8630-6929-7010-5030-2222>

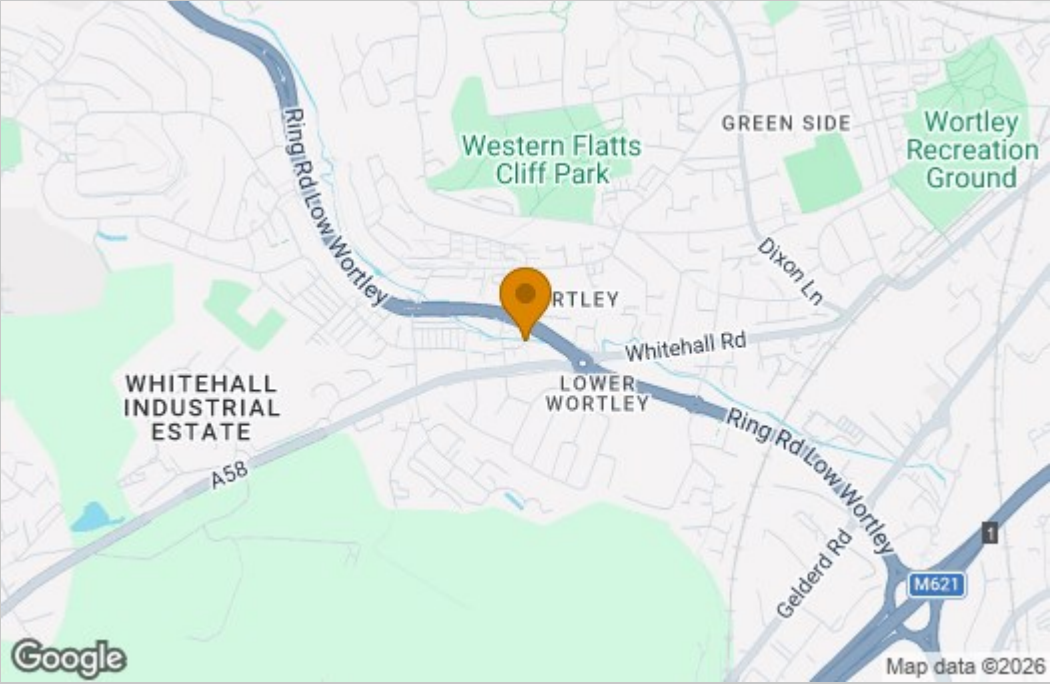
Lease Information:

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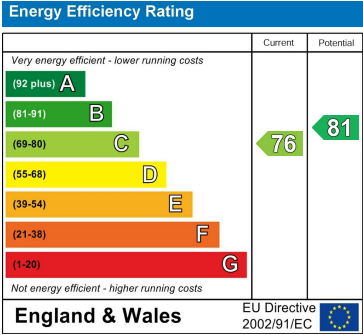
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.