

KATH WELLS

ESTATE AGENTS & VALUERS



9 Whingate Mills, Leeds, LS12 3UH **Offers In The Region Of £60,000**

Available for sale with NO ONWARD CHAIN ON COMPLETION is this ONE BEDROOM GROUND FLOOR APARTMENT located within a popular residential area of Armley, situated within easy access of local amenities and commuting distance of Leeds City Centre, the West Yorkshire Motorway network and surrounding Areas.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM / KITCHEN, BEDROOM and a SHOWER ROOM / WC. This property would make an ideal purchase for a LANDLORD / FIRST TIME BUYER. (potential rental income £600.00 per month) To arrange a viewing please contact our office on 0113 231 1033 / sales@kathwells.com.

Council Tax Band: A / EPC Rating: C

Communal Entrance Hallway:

Access via a communal entrance hallway

Private Entrance:

Access to the accommodation

Open Plan Living Space:



An open plan living area with a Fitted Kitchen, Living Room & Dining Area.

Double glazed window, electric wall heater, a range of fitted kitchen units, work surfaces, built under electric oven / grill, electric hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, ample space for living room furniture and a dining / breakfast table

Double Bedroom:



Double glazed window, ample space for bedroom furniture

Shower Room / WC:



A glazed shower cubicle with a shower, wash basin, low flush WC

TO THE OUTSIDE:



Parking:

The property benefits from having allocated parking and access to visitor parking spaces

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

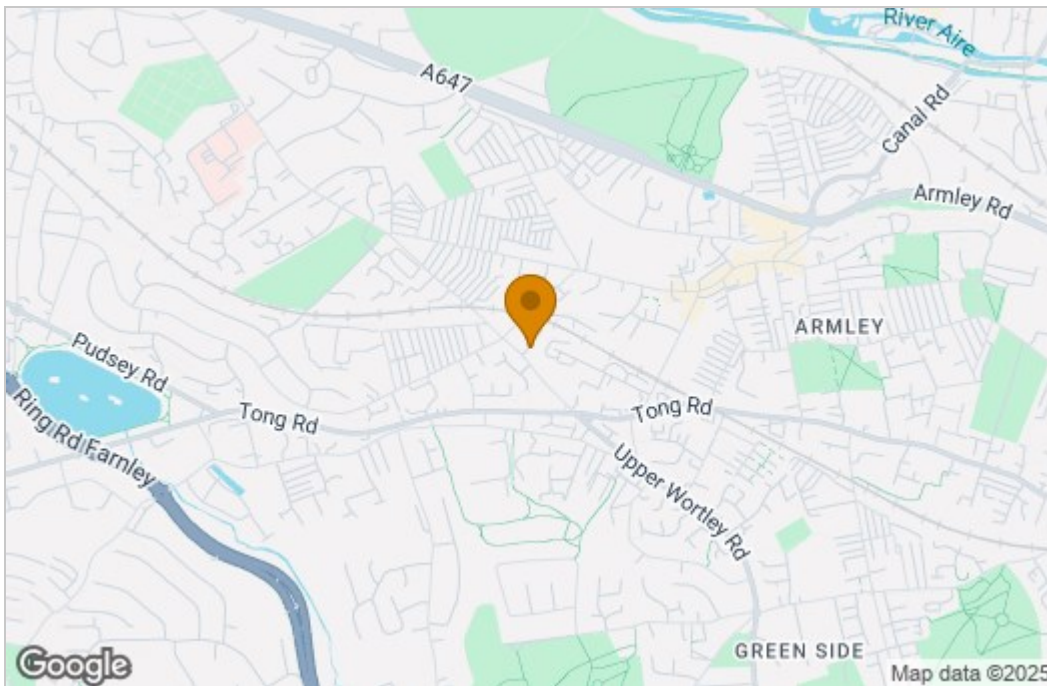
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9588-5925-7340-4276-4954>

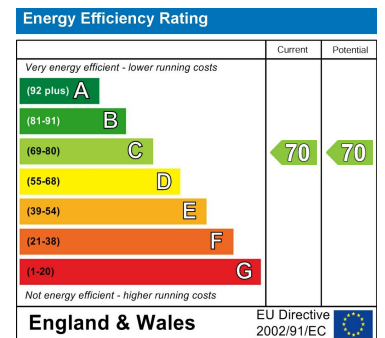
Floor Plan



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