

# KATH WELLS

ESTATE AGENTS & VALUERS



**11 Park Drive, Leeds, LS12 6JB**

**Reduced To £129,995**

\* No Onward Chain on Completion \* \* Top Floor Apartment \* \* Ideal First Time Buy / Buy To Let \* \* Double Glazing \* \* Gas Central Heating \* \* Dedicated Parking \* \* Fitted Wardrobes \* \* En-Suite Shower Room \* \* Communal Gardens \* \* Viewing Highly Advised \*

This recently built Two Bedroom Top Floor Apartment situated within easy access to Leeds City Centre and West Yorkshire Motorway Links. The property benefits from Gas Central Heating, Double Glazing, Fitted Wardrobes to Master Bedroom, En-suite Shower Room to the Master bedroom, Modern Fitted Kitchen and Bathroom, a Dedicated Parking Space and Communal Gardens.

Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits and potential that the property has to offer. To arrange a viewing contact our office on 0113 2311 033 or [sales@kathwells.com](mailto:sales@kathwells.com). EPC Rating: C



**Communal Entrance:**

Staircase leading to the apartment

**Entrance Private Hallway:**

Built in storage cupboard, central heating radiator

**Dining / Living Room: 15'01" x 12'03" (4.60 x 3.73)**



Double glazed window to the front elevation with fitted blinds, television aerial / SKY / telephone connection points, central heating radiator, access to the fitted kitchen

**Fitted Kitchen: 10'06" x 7'05" (3.20 x 2.26)**



Double glazed window to the rear elevation with fitted blinds, a range of modern fitted wall, drawer and base units with complimentary work surfaces, mosaic tiling to the splashbacks, stainless steel sink and drainer with a mixer tap, integrated washer dryer, fridge freezer, built in electric fan assisted oven, four ring gas hob with extractor fan over, central heating radiator, built in storage cupboard

**Bedroom One: 15'01" x 12'00" (4.60 x 3.66)**



Double glazed window to the rear elevation with fitted blinds, fitted wardrobes providing useful storage space. central heating radiator, television aerial / SKY and telephone connection point

**En-suite:**

A modern three piece suite in white comprising of a shower cubicle, a wash basin and a WC, central heating radiator, extractor fan

**Bedroom Two: 10'04" x 9'00" (3.15 x 2.74)**

Double glazed window to the front elevation with fitted blinds, central heating radiator

**Bathroom / WC: 7'03" x 7'02" (2.21 x 2.18)**



A modern three piece suite in white comprising of a panelled bath, a wash basin and a low flush WC, central heating radiator, extractor fan

**TO THE OUTSIDE:**



**Parking:**

There is an allocated parking space providing useful off street parking.

**Communal Gardens:**



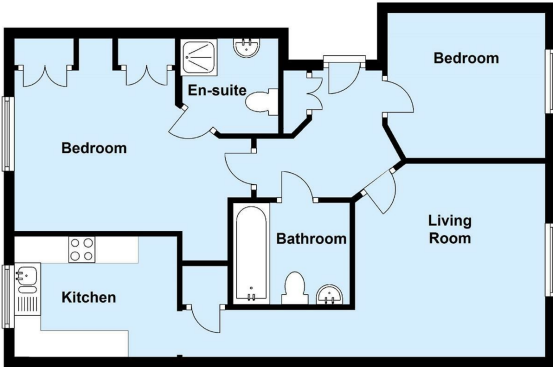
There are communal gardens to the rear of the property

**EPC LINK:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2060-5462-3040-4204-6705>

# Floor Plan

**Floor Plan**  
Approx. 66.2 sq. metres (712.1 sq. feet)

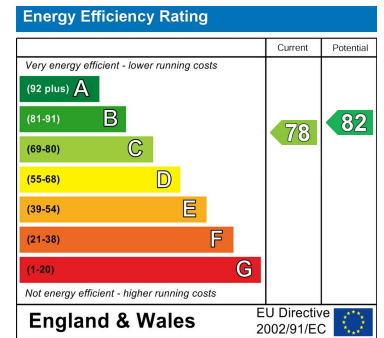


Total area: approx. 66.2 sq. metres (712.1 sq. feet)

# 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.