



£75,000

1 Whitehall Croft, Wortley, Leeds, West Yorkshire, LS12 5NJ

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\* GROUND FLOOR APARTMENT \* \* IDEAL BUY TO LET \* \* AVAILABLE TO PURCHASE WITH VACANT POSSESSION \* \* COMMUNAL MAINTAINED GARDENS \* \* ELECTRIC HEATING \* \* DOUBLE GLAZING \* \* VIEWING HIGHLY RECOMMENDED \* \* VIRTUAL TOUR AVAILABLE \*  
A GROUND FLOOR ONE BEDROOM APARTMENT situated in a popular residential development close to Leeds Outer Ring Road and a only a short commute to Leeds City Centre.

This property would make an ideal purchase for a F.T.BUYER OR LANDLORD The apartment is situated in a popular residential development close to Leeds Outer Ring Road and only a short commute to Leeds City Centre.

Internal viewing can be arranged by contacting the office on 0113 2311033 or email [sales@kathwells.com](mailto:sales@kathwells.com)  
EPC Rating: D

## GROUND FLOOR:

### Communal Entrance:

Intercom system

### Entrance Hallway:

Good size storage cupboard, electric panel heating radiator

### Living Room:

Double glazed bay window to the front elevation, recently fitted grey carpets, intercom access system, television point, wall mounted electric heater, double doors through to hallway

### Fitted Kitchen

Double glazed window to the front elevation, a modern range of fitted wall, drawer & base units, complimentary work surfaces, built under electric oven / grill, recently fitted four ring electric hob, extractor hood, an inset stainless steel sink and drainer, plumbing for a washing machine, plinth heater, space for a fridge / freezer, laminated flooring

### Bedroom One:

Two double glazed windows to the rear elevation, a large built in double door wardrobe / storage area, wall mounted electric heater, grey carpet

### Bathroom / WC:

A modern white suite comprising of a panelled bath with

an electric shower above and a glazed side screen, pedestal wash basin, low flush WC, modern chrome electric radiator / towel warmer, extractor fan

## TO THE OUTSIDE:

### Parking Space:

This property has a dedicated parking area and access to visitor parking spaces

### Communal Gardens

Communal maintained gardens surround the property

### EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9667-0007-8204-7359-2200>

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

From our Wortley Office proceed down Lower Wortley Road to the traffic lights, straight through and onto the junction on Whitehall Road, turn left and then take second left into West 12, take first right into the parking area where no 1 can be signified by our TO LET SIGN

