



£55,000

Flat 29 Whingate Mill, Armley, Leeds, West Yorkshire, LS12 3UH

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Available for sale with NO ONWARD CHAIN ON COMPLETION is this TWO BEDROOM SECOND FLOOR APARTMENT situated in a popular residential area of Armley. Within walking distance there are well regarded primary schools and high schools as well as local amenities, Local Bus routes provides easy access to Leeds City Centre and Bramley railway station is a short drive away.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM/ DINING KITCHEN with a range of fitted wall, draw and base units. The property comprises of TWO DOUBLE BEDROOMS and a SHOWER ROOM / WC.

This property would be ideal for a FTB / LANDLORD ( potential rental income circa £650 per month) To Arrange a viewing please contact our office on 0113 231 1033 or [sales@kathwells.com](mailto:sales@kathwells.com).

Council Tax Band: B / EPC rating: D

## Communal Entrance Hallway:

Access Via Communal Entrance hallway.

## Hallway:

Access to full accommodation, electric wall heater, Intercom

## 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 wall, drawer & base units, work surfaces, four ring burner hob with extractor fan above, built under oven / grill, stainless steel sink & drainer, plumbing for an automatic washing machine, ample space for fridge freezer, space for living room furniture & a dining table and chairs

## Bedroom One:

Double glazed window, wall mounted electric radiator, ample space for bedroom furniture

## Bedroom two:

Double glazed window, wall mounted electric radiator, ample space for bedroom furniture

## Shower Room / WC:

A glazed shower cubicle with an electric shower, low flush WC, wash basin

## TO THE OUTSIDE:

## Parking:

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

## EPC link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9142-3878-7207-9496-3551>

## Council Tax Band & EPC rating:

Council Tax Band:B / EPC Rating: D

## 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

Please use the postal code LS12 3UH in Sat. Nav. Number 9 Whingate Mills can be found signified by our FOR SALE SIGN

