



£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 poplar 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.

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:

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

