



## Faroe Gotts Road Leeds



## 2 Bedroom Apartment £190,000

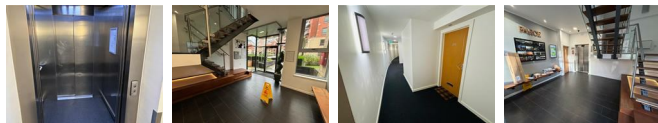
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# Flat 67, Faroe Gotts Road, Leeds, LS12 1DF

## Communal Entrance:

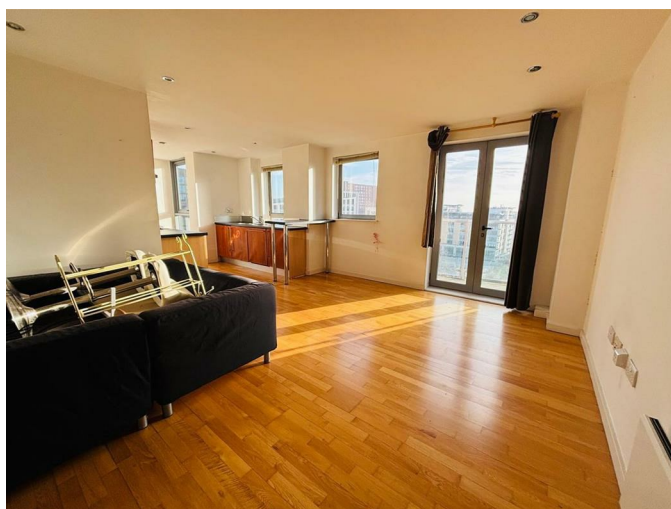


A communal entrance with intercom access, lifts to upper floors

## Entrance Hallway:

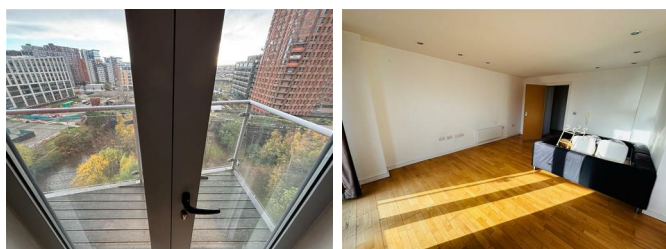
A private hallway with access to all rooms, storage cupboard

## OPEN PLAN LIVING ROOM:



An open plan contemporary living space

## Living Room / Dining Area:



Double glazed window (views over Leeds City Centre), French doors opening onto a balcony, ample space for a range of living room and dining room furniture

## Fitted Kitchen:



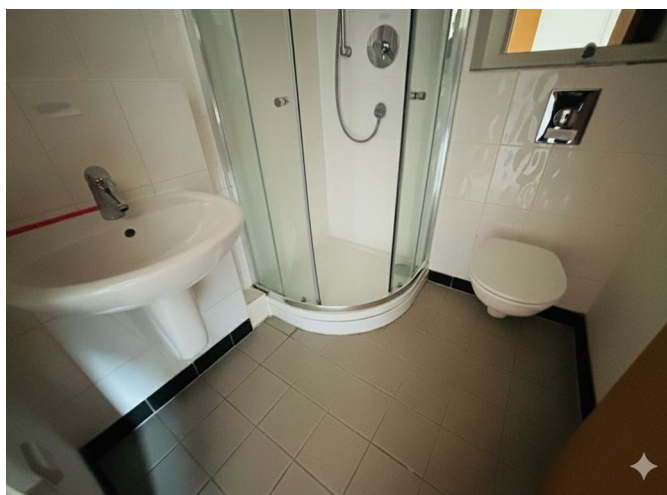
Double glazed windows, a modern range of fitted wall drawer & base units, work surfaces, stainless steel sink & drainer, built-under electric oven / grill, electric hob, extractor hood, integrated kitchen appliances (fridge / freezer, dishwasher, automatic washing machine), breakfast area

## Bedroom One:



Double glazed window, double glazed French doors opening onto a balcony, ample space for a range of bedroom furniture

## En-suite Shower Room / WC



A modern white suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC



**Bedroom Two:**



Double glazed window, ample space for a range of bedroom furniture

**Bathroom / WC:**



A modern white suite comprising of a panelled bath with a glazed side screen and a shower above, wash basin, low flush WC

**Communal Gardens:**

The apartment block is surrounded by communal maintained gardens

**TO THE OUTSIDE:**



**Tax Band / EPC Link:**

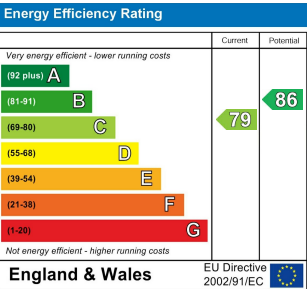
Council Tax Band: E / EPC Rating: C

**EPC Link:**

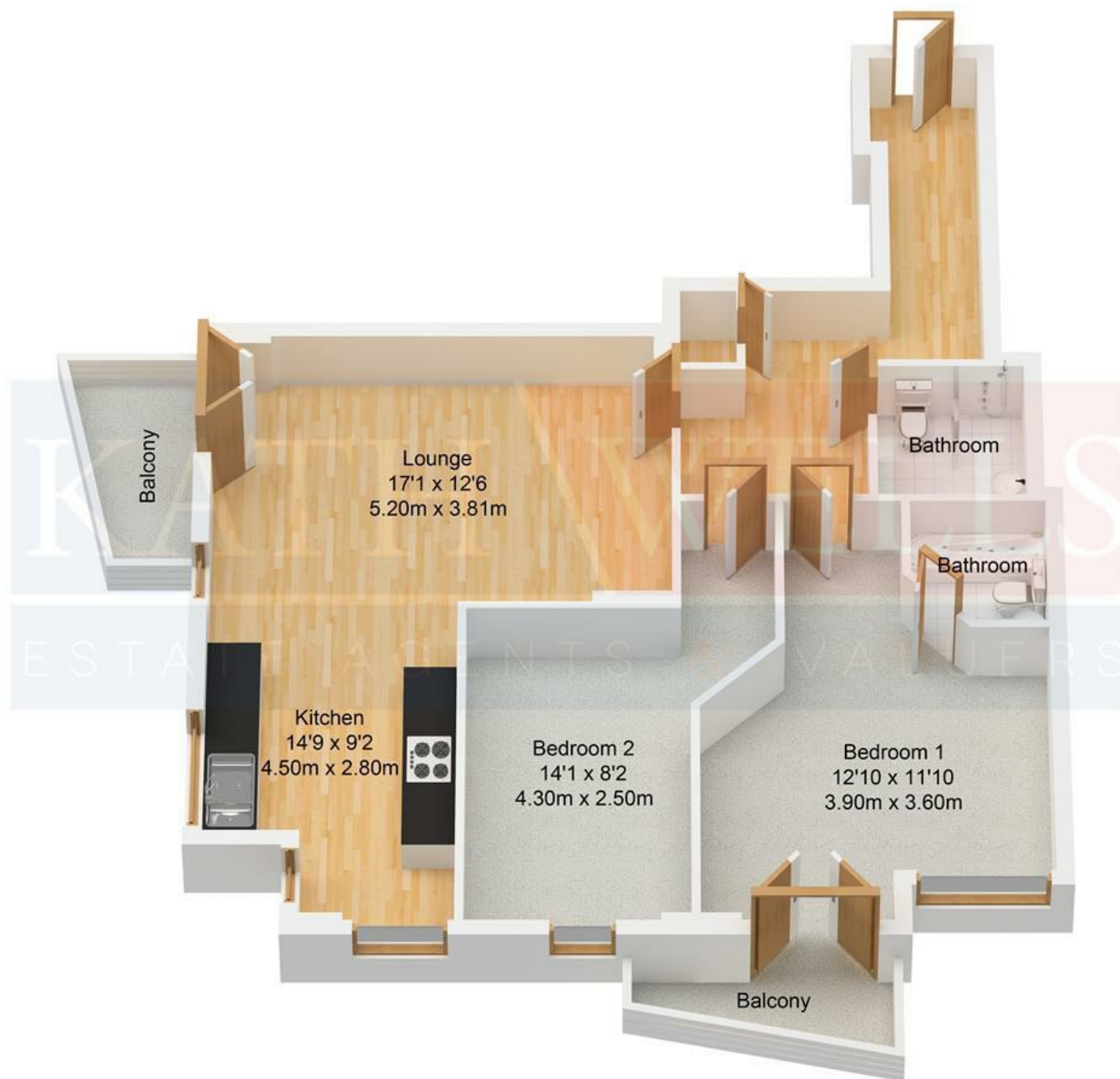
<https://find-energy-certificate.service.gov.uk/energy-certificate/0790-9241-0522-7009-0903>

**Leasehold Information:**

We understand that the Lease was set for 999 years commencing on 01/01/2003, the Ground Rent is £200.00 per year, and the Service Charge is £546.72 per year. Full details of the lease and associated charges should be verified with your solicitor / conveyancer prior to legal commitment to purchase



## Floor Plan



Approx. 80.19 sqm.  
(863.15 sqft.)