



## 7 Tingle View Leeds



## 2 Bedroom Apartment £142,500

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# 7 Tingle View, New Farnley, Leeds, West Yorkshire, LS12 6LJ

## Bedroom Two:

### GROUND FLOOR:

#### Communal Entrance:

Access via a communal entrance hall with stairs rising to the upper floors

#### Private Hallway:

Access via a front entrance door, access to the accommodation, storage cupboard, wall mounted electric radiator

#### Fitted Kitchen / Dining Area:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, an inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, ample space for a dining table & chairs, wall mounted electric radiator

#### Living Room:



Double glazed window, wall mounted electric heating radiator, television point, ample space for a range of living room furniture

#### Bedroom One:



Double glazed window, wall mounted electric heating radiator, ample space for a range of bedroom furniture



Double glazed window, central heating radiator

#### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, electric heating radiator / towel warmer

### TO THE OUTSIDE:

#### Communal Gardens:



Communal garden spaces.

Parking:



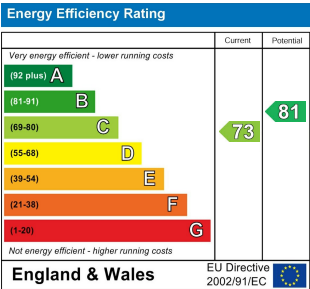
The property benefits from having an allocated parking space and use of visitors parking spaces

EPC & Council Tax Band:

Council Tax Band: B / EPC Rating: C

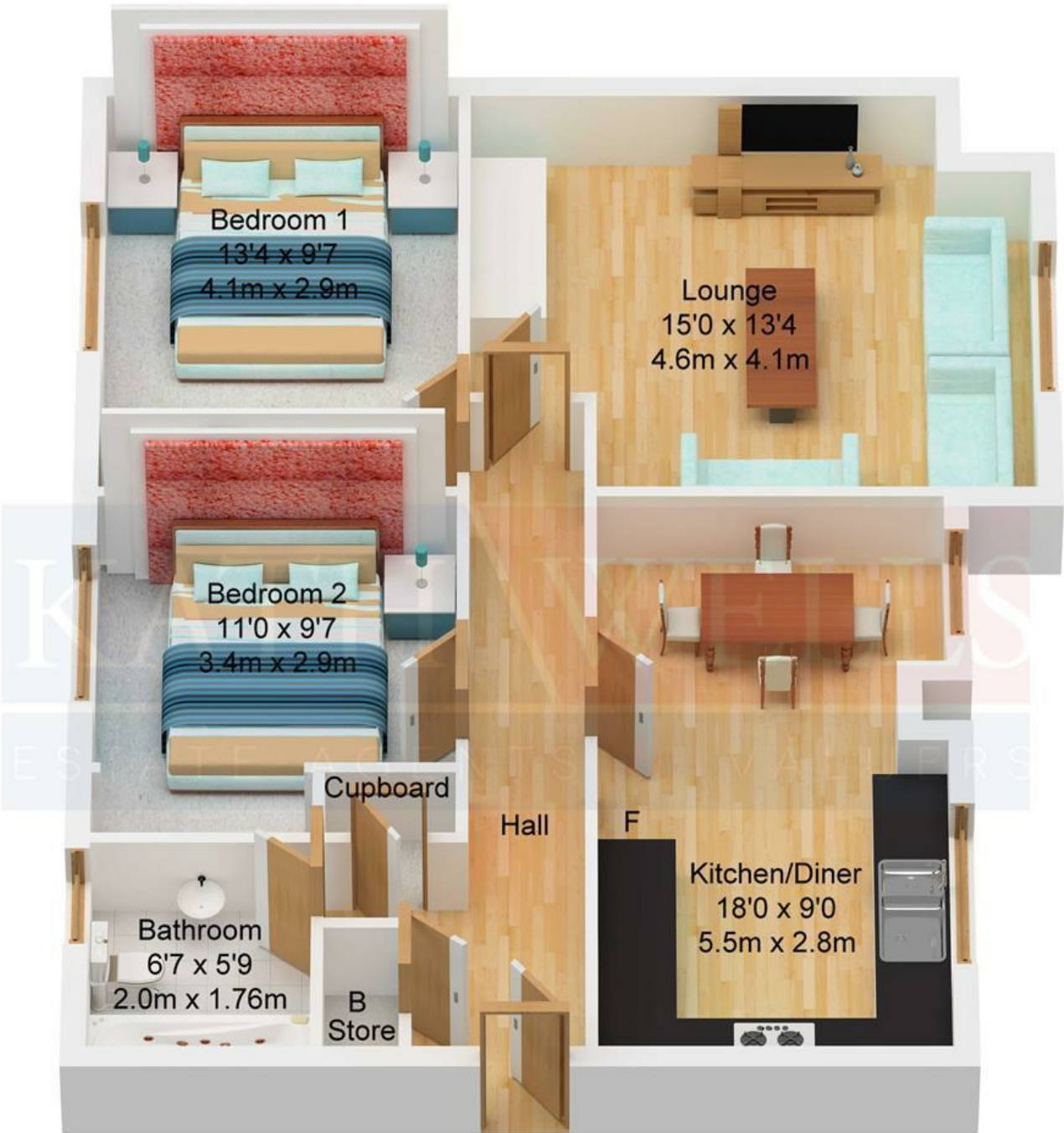
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2050-4769-3060-5208-2721>





Floor Plan



Approx. 66.1 sqm.  
(712.0 sqft.)