

## **31 Whitstable Mews Leeds**



## **2 Bedroom Apartment £145,000**

69 Lower Wortley Road  
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# 31 Whitstable Mews, Wortley, Leeds, West Yorkshire, LS12 6BX

## GROUND FLOOR:

### Communal Entrance:

Access via a communal entrance hall with stairs rising to the upper floors; this apartment is on the top floor

### Private Hallway:

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

### Living Room / Dining Area:



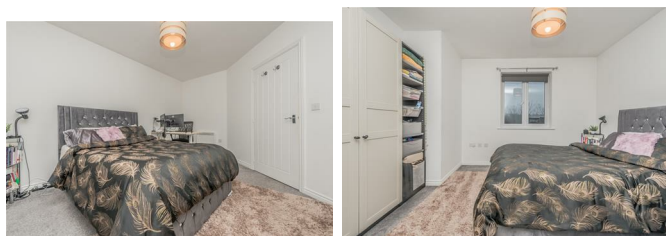
Double glazed window, double glazed French Doors opening onto a Juliette balcony, wall mounted electric heater, television point, ample space for a range of living room furniture and space for a dining table & chairs, semi open to the fitted kitchen

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (built under oven / grill, fridge / freezer, extractor hood), electric hob, plumbing for an automatic washing machine, an inset sink & drainer

### Bedroom One:



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

### Bedroom Two:



Double glazed window, wall mounted electric heater

### Bathroom / WC:



A white suite comprising of panelled bath with a plumbed shower above & a glazed side screen, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

### TO THE OUTSIDE:





Gardens:



The property is set within community gardens

Parking:



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

EPC & Council Tax Band:

Council Tax Band: B / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0751-3892-7180-9928-6071>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan

