

KATH WELLS

ESTATE AGENTS & VALUERS

51 Whitehall Green Leeds



1 Bedroom Apartment £90,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

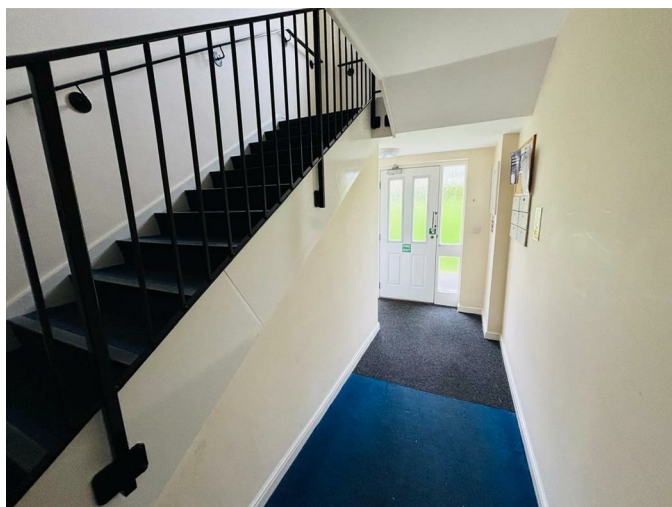
Web Site
www.kathwells.com

email
sales@kathwells.com

51 Whitehall Green, Wortley, Leeds, West Yorkshire, LS12 5LT

GROUND FLOOR:

Communal Entrance:

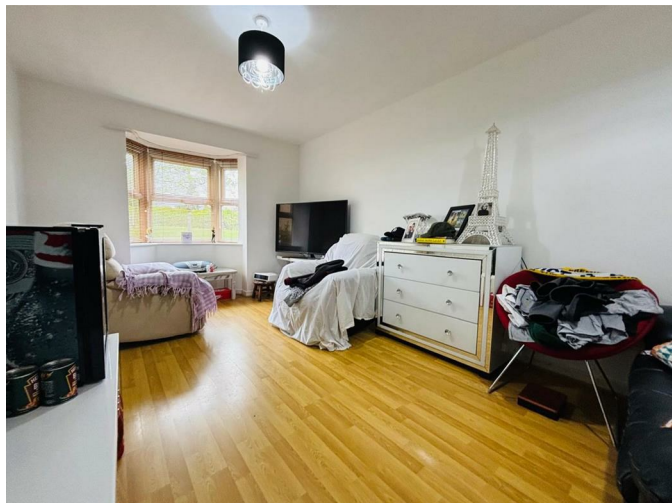


A communal entrance hallway with intercom access

Private Hallway:

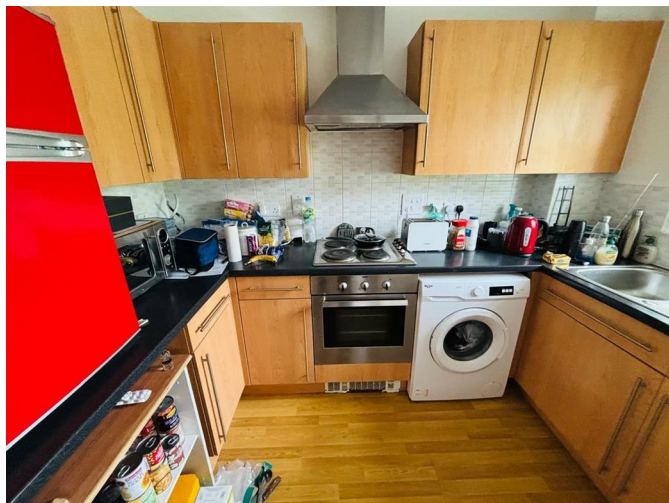
Access via a front door, access to the accommodation, storage cupboard

Living / Dining Room:



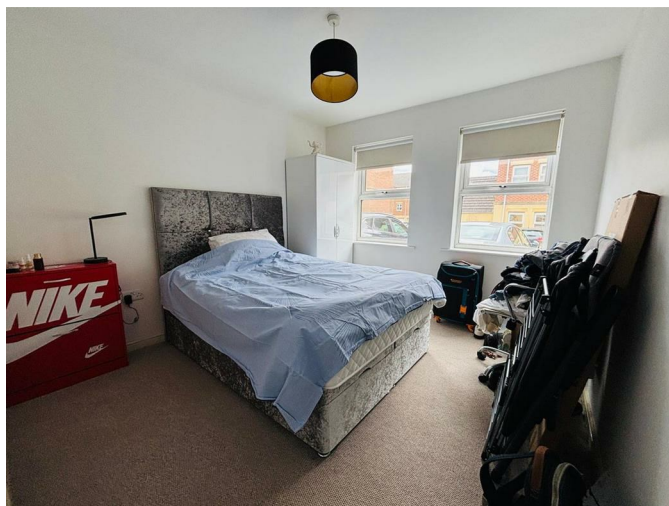
Double glazed window, wall mounted electric heater, ample space for a range of living & dining room furniture

Fitted Kitchen:



Double glazed window, a wide range of fitted wall, drawer & base units, work surfaces, gas hob, built under oven / grill, extractor above, an inset sink & drainer, plumbing for an automatic washing machine

Bedroom One:



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

Bathroom / WC:



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

TO THE OUTSIDE:



Communal Gardens:



Surrounding the property there are well kept communal gardens

Allocated / Visitors Parking:

Outside the property there is an allocated parking space as well as visitors parking

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 43.78 sqm.
(471.24 sqft.)