

HUNTERS®

HERE TO GET *you* THERE



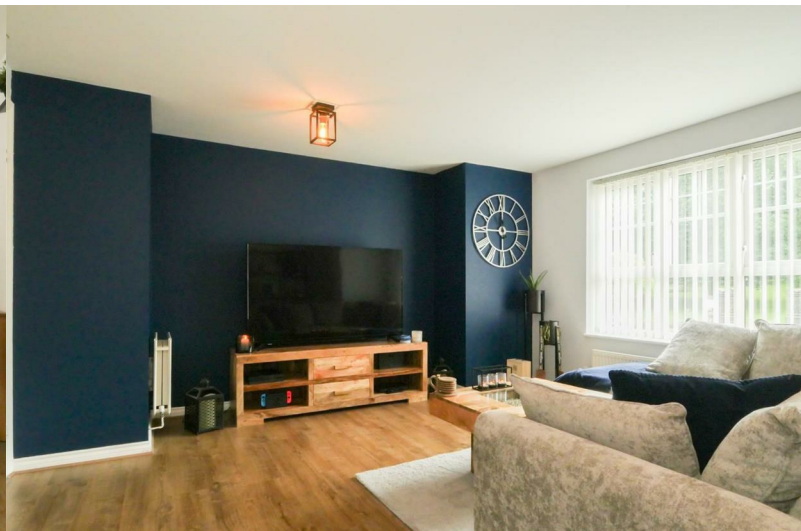
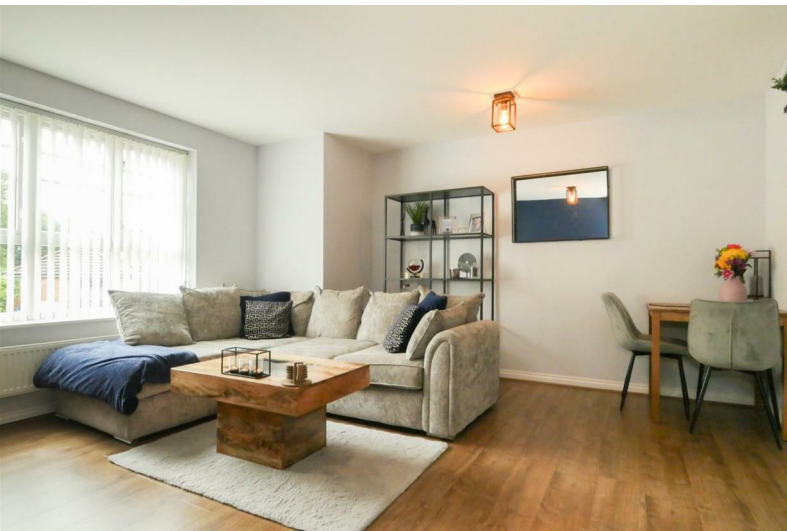
Tavistock Park

Wortley, Leeds, LS12 4DD

Offers In The Region Of £120,000



Council Tax: A



8 Tavistock Park

Wortley, Leeds, LS12 4DD

Offers In The Region Of £120,000



- Two bedroom first floor apartment
- Sure to appeal to FTB's and BTL investors
- Stylishly presented throughout
- Spacious living/dining room
- Two double bedrooms
- Allocated parking space
- Well maintained communal grounds
- Close to local amenities and transport links

A fantastic opportunity to purchase this **STYLISH** and well presented **TWO BEDROOM, FIRST FLOOR APARTMENT**, situated in a convenient location in Wortley, close to local amenities, excellent transport links and Leeds city centre. Featuring light and airy, ready to move into accommodation which has been tastefully decorated by the current owners, the property benefits from having an **ALLOCATED PARKING SPACE** and access to well maintained **COMMUNAL GROUNDS**. Sure to appeal to a range of buyers in particular **FIRST TIME BUYERS** and **BUY TO LET INVESTORS**, early viewing is highly advised.

Having both **GAS FIRED CENTRAL HEATING** and **PVC DOUBLE GLAZING**, the accommodation briefly comprises **ENTRANCE HALLWAY** with security intercom system and doors to all rooms. The **KITCHEN** has a range of modern wall and base units with an integrated gas oven, electric hob and extractor hood and space for a washing machine, fridge/freezer and slimline dishwasher. The **LIVING/DINING ROOM** is a wonderful sized room with striking feature wall, laminate flooring, space for a dining table and chair and a pleasant outlook over the park.

Both bedrooms are double sized rooms, bedroom two is currently being used a dressing room but can fit a double bed and furniture. The **BATHROOM** has a white three piece suite with overhead mains powered shower and part tiled walls.

Externally, there is an **ALLOCATED PARKING SPACE** and well maintained **COMMUNAL GROUNDS** to sit out and relax in.

The location of the property is ideal for commuting to Leeds city centre and connecting motorway links. There are an excellent range of local amenities in Wortley, including a variety of shops and convenience stores within 200 metres of the address. Wortley Recreation Ground is located directly opposite the apartment and is great for exercise.

Tel: 0113 257 6198

HALLWAY

KITCHEN

8'10" x 8'6" (2.7m x 2.6m)

LIVING/DINING ROOM

14'9" x 13'9" (4.5m x 4.2m)

BEDROOM ONE

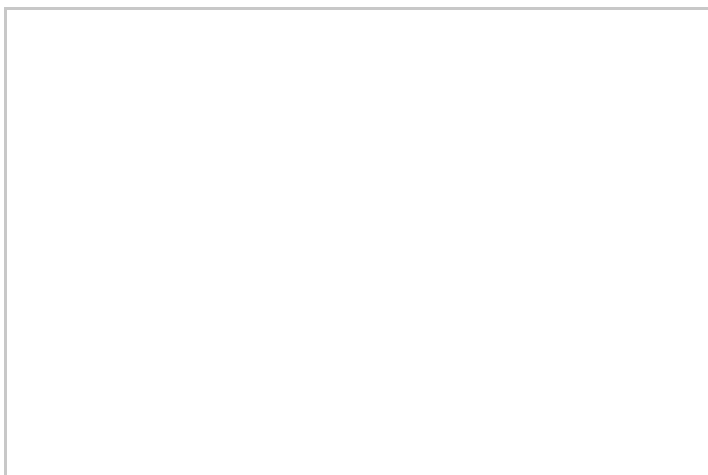
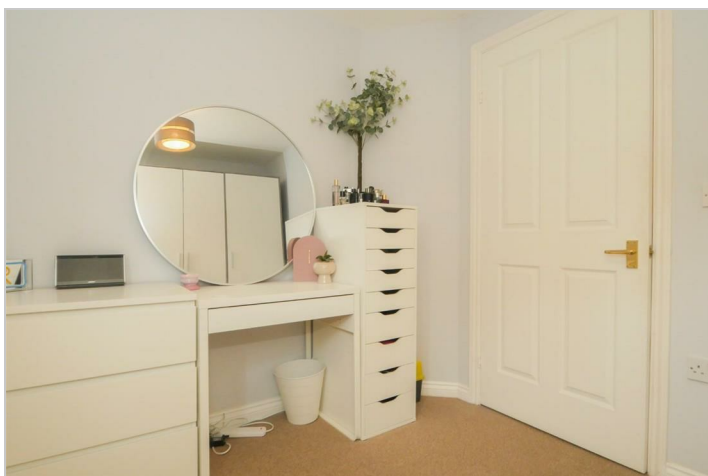
11'1" x 8'10" (3.4m x 2.7m)

BEDROOM TWO

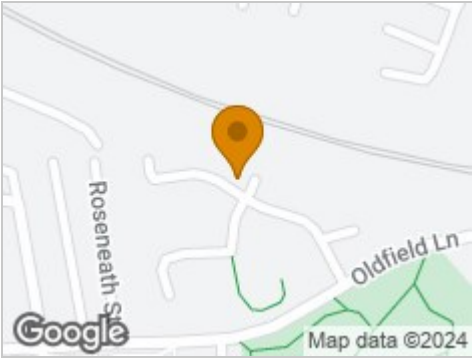
9'2" x 7'6" (2.8m x 2.3m)

BATHROOM

8'10" x 5'2" (2.7m x 1.6m)



Road Map



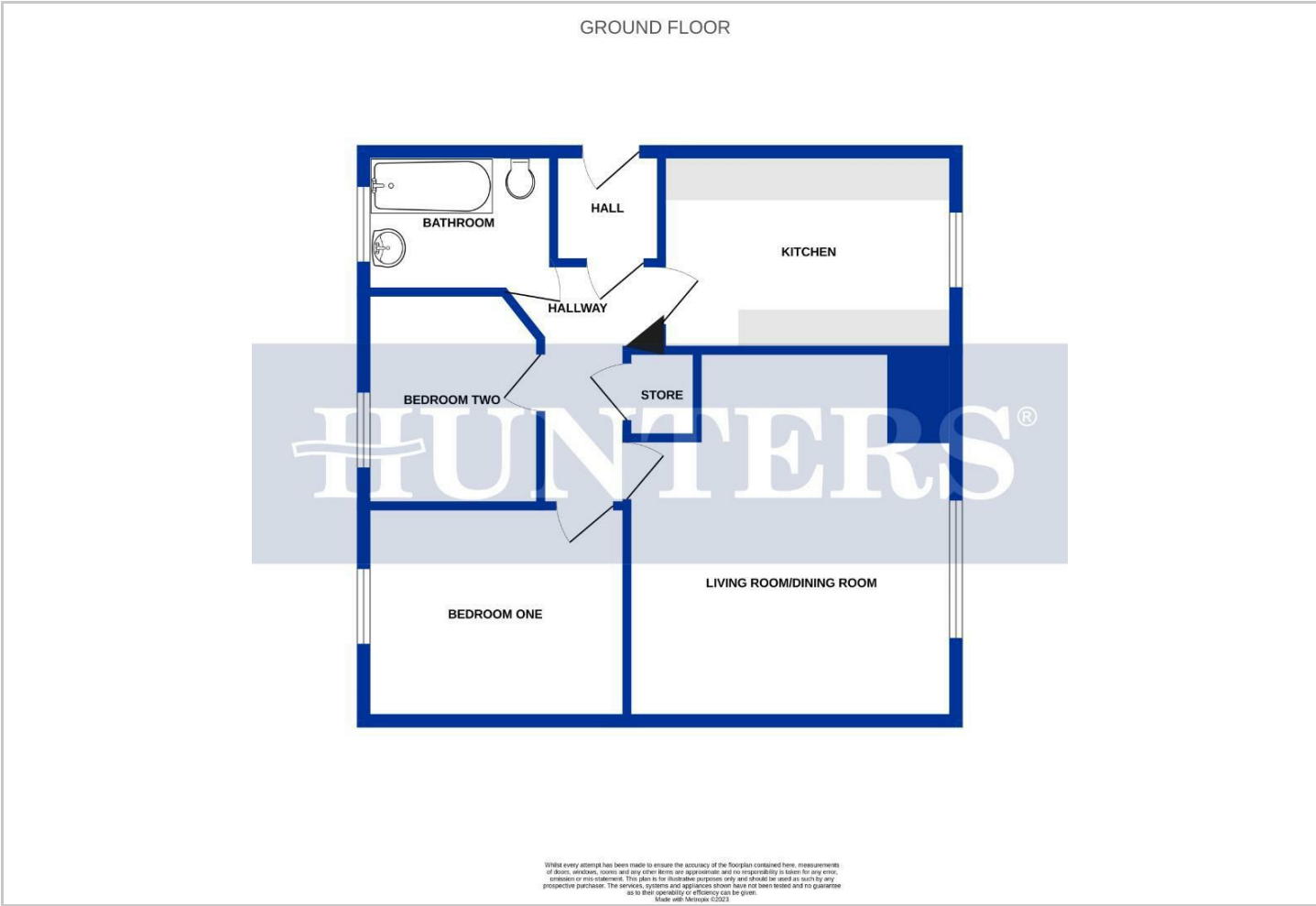
Hybrid Map



Terrain Map



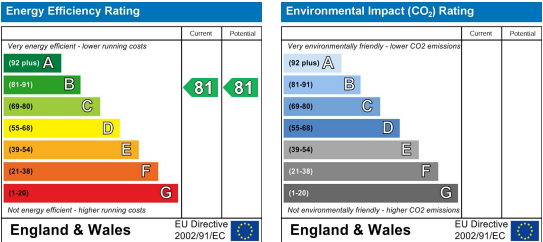
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.