KATH | WELLS

ESTATE AGENTS & VALUERS

25, Winker green lodge Winker green mills, Eyres Mill Side
Leeds

2 Bedroom Apartment
£120,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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Web Site
www.kathwells.com

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sales@kathwells.com

25, Winker green lodge Winker green mills, Eyres Mill Side, Armley, Leeds, West yorkshire, LS12 3DH

GROUND FLOOR:

Communal Entrance:

Stairs rising to the upper floors, intercom access

Private Entrance Hallway:

Access to the full accommodation

Open Plan Living Room / Dining Area / Fitted Kitch

A good sized modern open plan living area comprising of a lounge, dining area & modern fitted kitchen, double glazed windows, ample space for a range of living & dining room furniture, a range of modern fitted wall, drawer & base units, ample work surfaces, electric hob with an extractor hood above, built under oven / grill, inset sink & drainer, ample space for a fridge / freezer

Bedroom One:

Double glazed window, wall mounted electric heater, a great sized double bedroom

Bedroom Two:

Double glazed window, wall mounted electric heater

Bathroom / WC:

A white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, wall mounted electric heater

TO THE OUTSIDE:

Communal Gardens:

The property is surrounded by maintained communal gardens in which the original Mill Pond can be found

Allocated & Visitor Parking:

Gated access leads to both allocated and visitor parking spaces

EPC Link:

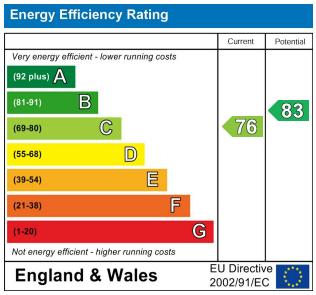
https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2086-2640-2806-1015

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating:

Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
83
England & Wales
EU Directive 2002/91/EC

Floor Plan

Approx. 62.16 sqm.
(669.08 sqft.)