KATH | WELLS

ESTATE AGENTS & VALUERS

3 Whitstable Mews
Leeds



2 Bedroom Flat
£139,995

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3 Whitstable Mews, Leeds, West Yorkshire, LS12 6BX

GROUND FLOOR:

Communal Entrance:
A communal entrance hallway with intercom access, stairs rising to the upper floors

Private Entrance Hallway:



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

Open Plan Living Space:
A open plan living space which includes space for living & dining as well as a fitted kitchen

Living / Dining Area:





Double glazed window, television point, ample space for living & dining furniture, wall mounted electric heating radiator

Fitted Kitchen:




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

Bedroom One:




Double glazed window, wall mounted electric heating radiator

Bedroom Two:




Double glazed window, wall mounted electric heating radiator

Bathroom / WC:




A three piece suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator

TO THE OUTSIDE:

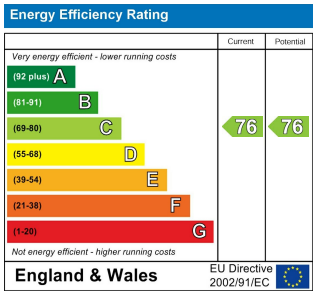
Gardens:
The property is surround by communal maintained gardens

Parking:
The property comes with an allocated parking space

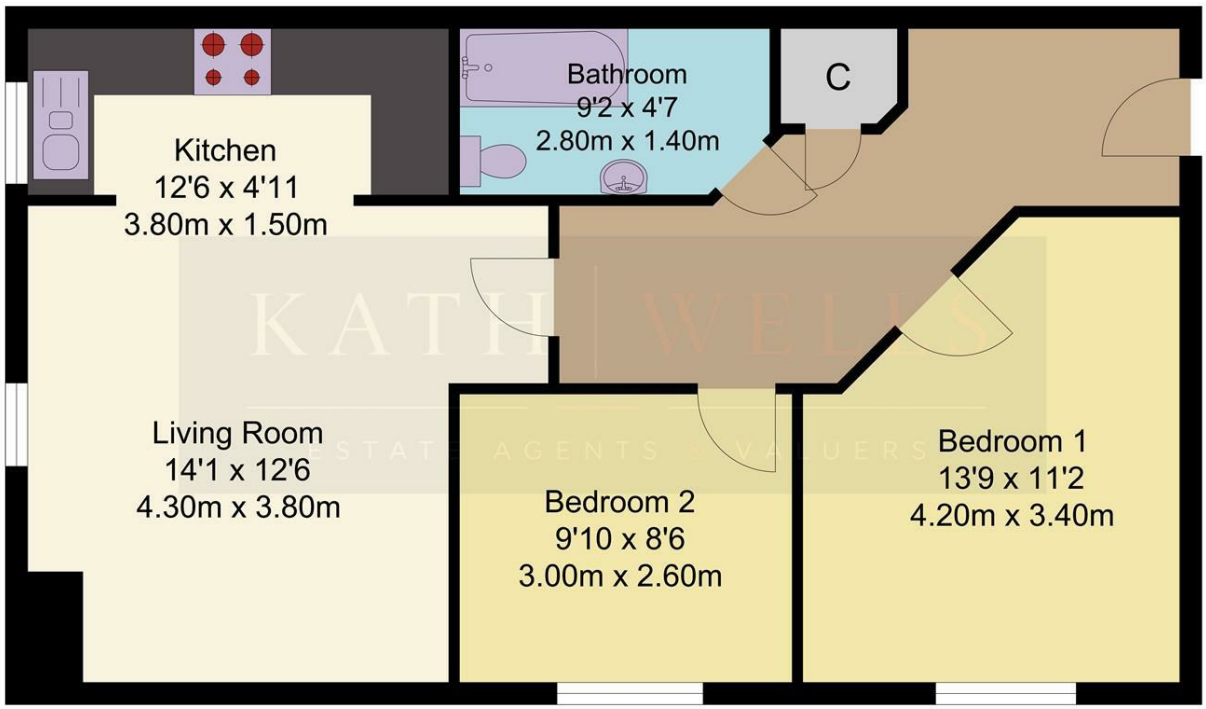
Council Tax Band & EPC Rating:
Council Tax Band: B / EPC Rating: C

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/8801-2325-7939-2327-0883

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.



Floor Plan



Approx. 60.86 sqm.
(655.09 sqft.)