

**FOR SALE**



**Whitehall Road, Lower Wortley**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £122,500**

  
**MARTIN&CO**



Great sized second floor apartment just a 10 minute drive from Leeds city centre. The apartment is larger than average for the development with Two Double Bedrooms, Two Bathrooms, Separate Kitchen / diner and Living room. Off road parking.

- Second floor apartment
- Two double bedrooms
- Two bathrooms
- Separate Kitchen / Diner
- Parking
- Tenanted until November 2024
- Leasehold: 125 years from 2005

**LEASEHOLD INFORMATION** Lease term: 125 years from 1st September 2005  
 Ground rent £270 pa  
 Service charge £1281.42 pa

**INVESTMENT INFORMATION** The property is currently tenanted at £795 pcm. Rented unfurnished. The current fixed term is until the end of November 2024

**THE PROPERTY** The property comprises; Hallway with entry phone system, storage cupboard housing the hot water cylinder, carpeted living room.

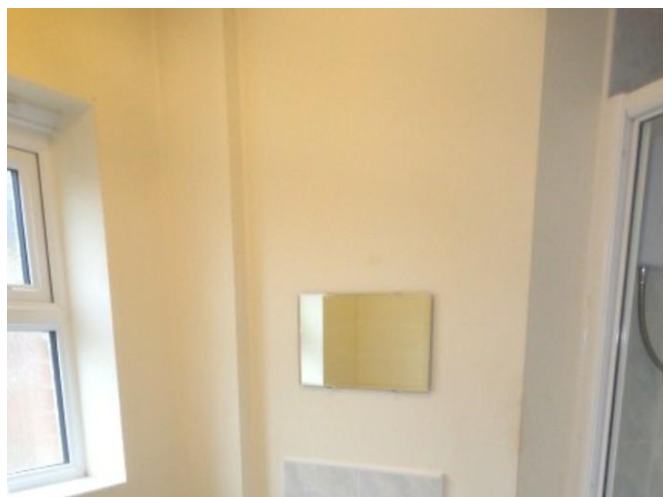
Separate kitchen with modern fitted units, electric oven & hob, fridge / freezer and plenty of cupboard space.

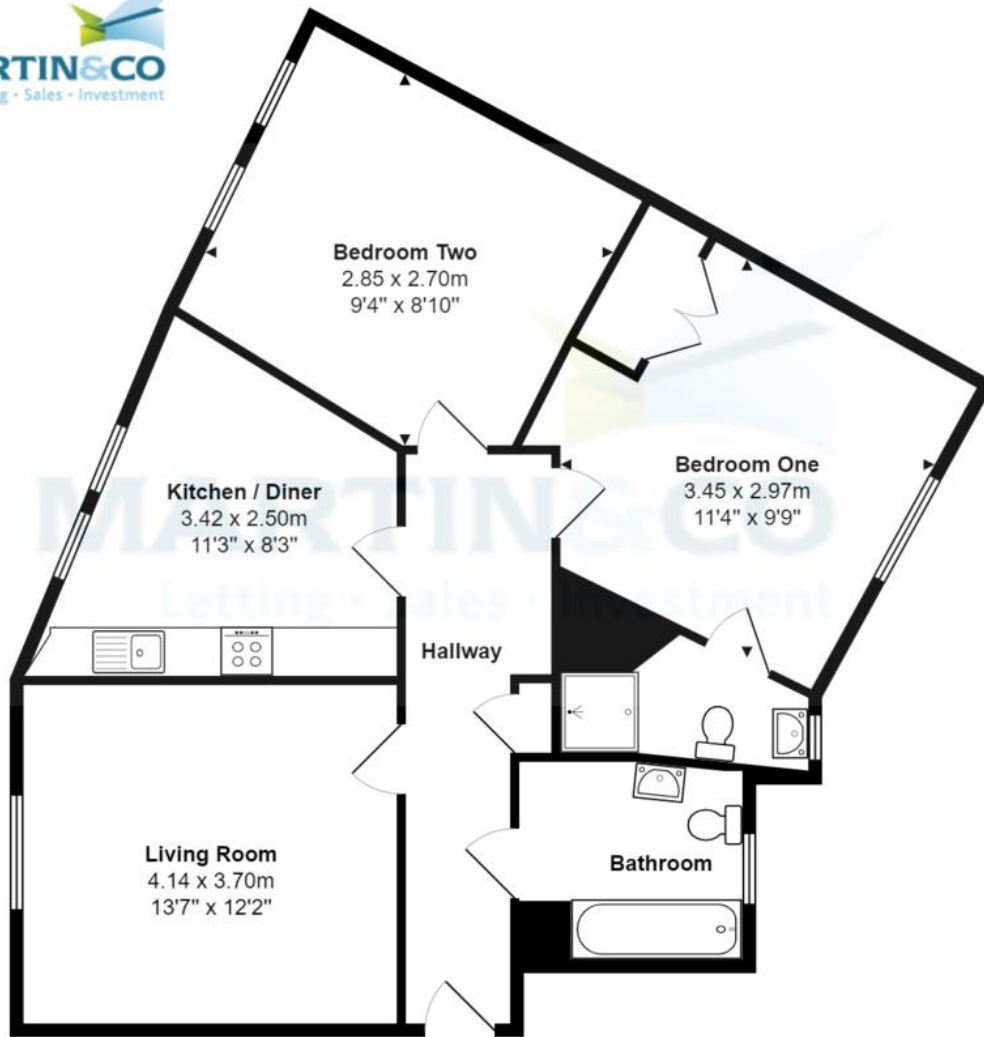
Tow double bedrooms the first having fitted wardrobes with en-suite shower room. Second double bedroom.

Bathroom is partly tiled with shower over bath.

Unallocated parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		





Whitehall Road, LS12 5NP

Total Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**THIS FLOORPLAN IS AN EXAMPLE OF THE LAYOUT OF THE APARTMENT  
FOR ILLUSTRATION PURPOSES ONLY**

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