

FOR SALE



Whitehall Road, Lower Wortley
Asking Price Of £112,500


MARTIN&CO

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- Ground floor apartment
- Two double bedrooms
- Two bathrooms
- Off road parking
- Lease term: 125 years from 2005

Larger than average two double bedroom, two bathroom apartment situated on the ground floor at the West 12 development. The property is in a great location for Leeds city centre being only a 10 minute drive

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THE PROPERTY Communal gardens.
Communal entrance with mail boxes.

HALLWAY Entrance hallway with storage cupboard and access to all rooms.

KITCHEN / DINER 13' 4" x 14' 9" (4.07m x 4.50m) The separate Kitchen/Diner has a good range of fitted wall and



base units with integrated electric oven and hob with extractor over. Two double glazed windows and space for dining.

LIVING ROOM 13' 8" x 12' 4" (4.18m x 3.77m) Spacious living room with electric wall mounted heaters and double glazed windows.

BEDROOM ONE 13' 9" x 10' 2" (4.20m x 3.10m) The main bedroom is a good size with double glazed window and electric wall mounted heater. Fitted wardrobes and access to the ensuite.

ENSUITE The en-suite shower room has a shower cubicle, wash hand basin and low flush w.c

BEDROOM TWO 13' 7" x 12' 11" (4.16m x 3.95m) The second double bedroom has double glazed window and electric wall mounted heater.

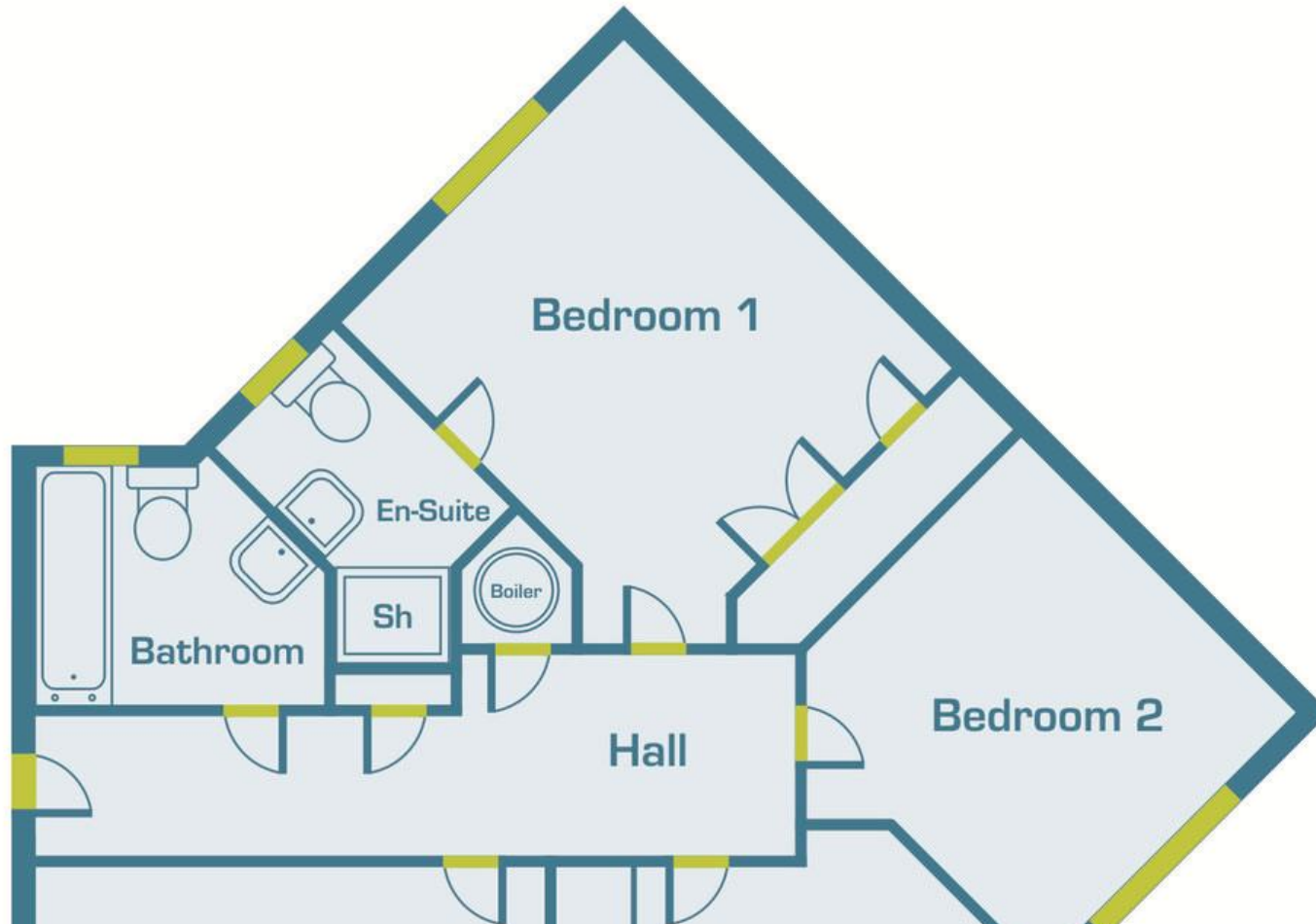
BATHROOM The bathroom has a three piece white suite comprising; bath with electric shower, hand basin and w.c. Part tiled walls and heated towel rail.

PARKING The property is sold with an unallocated parking space. There are plenty of additional spaces in the development for visitors.

Please note all room sizes are approximate measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	66	





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