





Whitehall Road, Lower Wortley

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £122,500





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

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.

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	Potentia
Very energy efficient (92+)	- lower running costs		
(81-91) B			
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	E		











Whitehall Road, LS12 5NP

Total Area: 60.0 m2 ... 646 ft2

All measurements are approximate and for display purposes only

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

Martin & Co Leeds City

24-28 Bridge End • Leeds • LS1 4DJ T: 0113 245 7174 • E: leedscity@martinco.com 0113 245 7174

http://www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any jour ney to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic/laser Tape: Measurements taken using a sonic/laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

