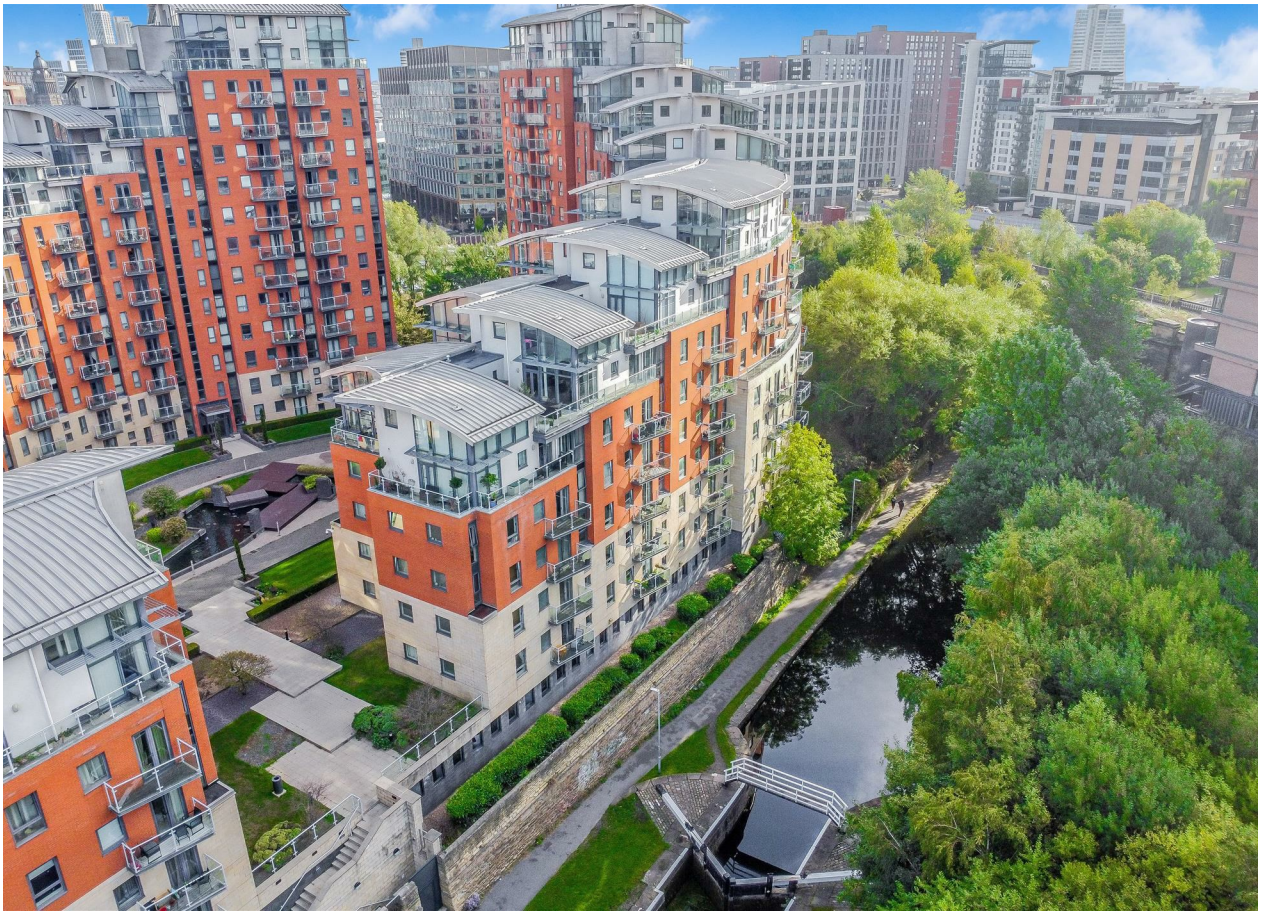
KATH | WELLS

ESTATE AGENTS & VALUERS

Catalina Gotts Road
Leeds



2 Bedroom Apartment
£250,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

Flat 55, Catalina Gotts Road, Leeds, West Yorkshire, LS12 1DH

GROUND FLOOR:

Communal Entrance:
Access via a communal entrance hallway, intercom access

Private Entrance Hallway:



Access to the lower level accommodation, spiral staircase rising to the upper level

Open Plan Living Space:



An open plan living space consisting of a living area, a dining area & a fitted kitchen

Fitted Kitchen:



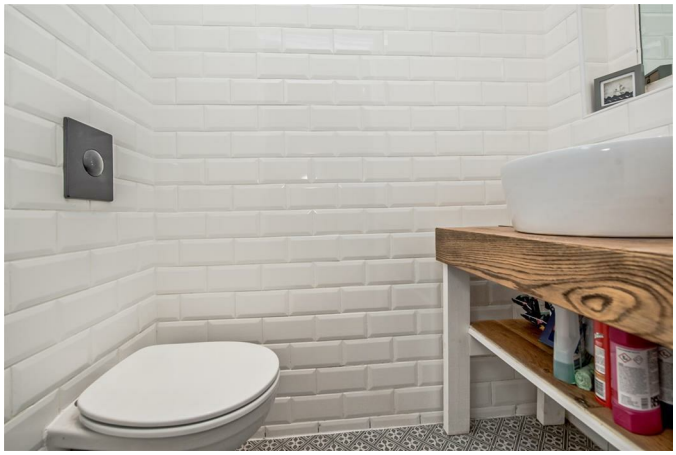


A modern range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor above, built under oven / grill, inset sink & drainer, integral kitchen appliances (fridge / freezer, dishwasher)

Living Room:
Double glazed window, television point, ample space for a range of living room furniture

Dining Area:
Ample space for a dining table & chairs

Downstairs WC:



Low flush WC, wash basin

Bedroom Two:



Double glazed door giving access to the balcony, electric heating radiator

UPPER LEVEL:

Landing:
Access to the upper level accommodation, storage cupboard

Bedroom One:



Double glazed window, ample storage space, walk in wardrobe

Office Room:



Ample space for an office room

Bathroom / WC:




A modern suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:







Balcony over seeing the views of Leeds city centre, the property is surrounded by communal garden areas

Parking:

Two designated parking spaces are included with the property

Council Tax Band & EPC Rating:

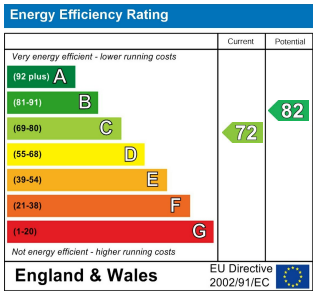
Council Tax Band: D / EPC Rating: C

EPC Link:

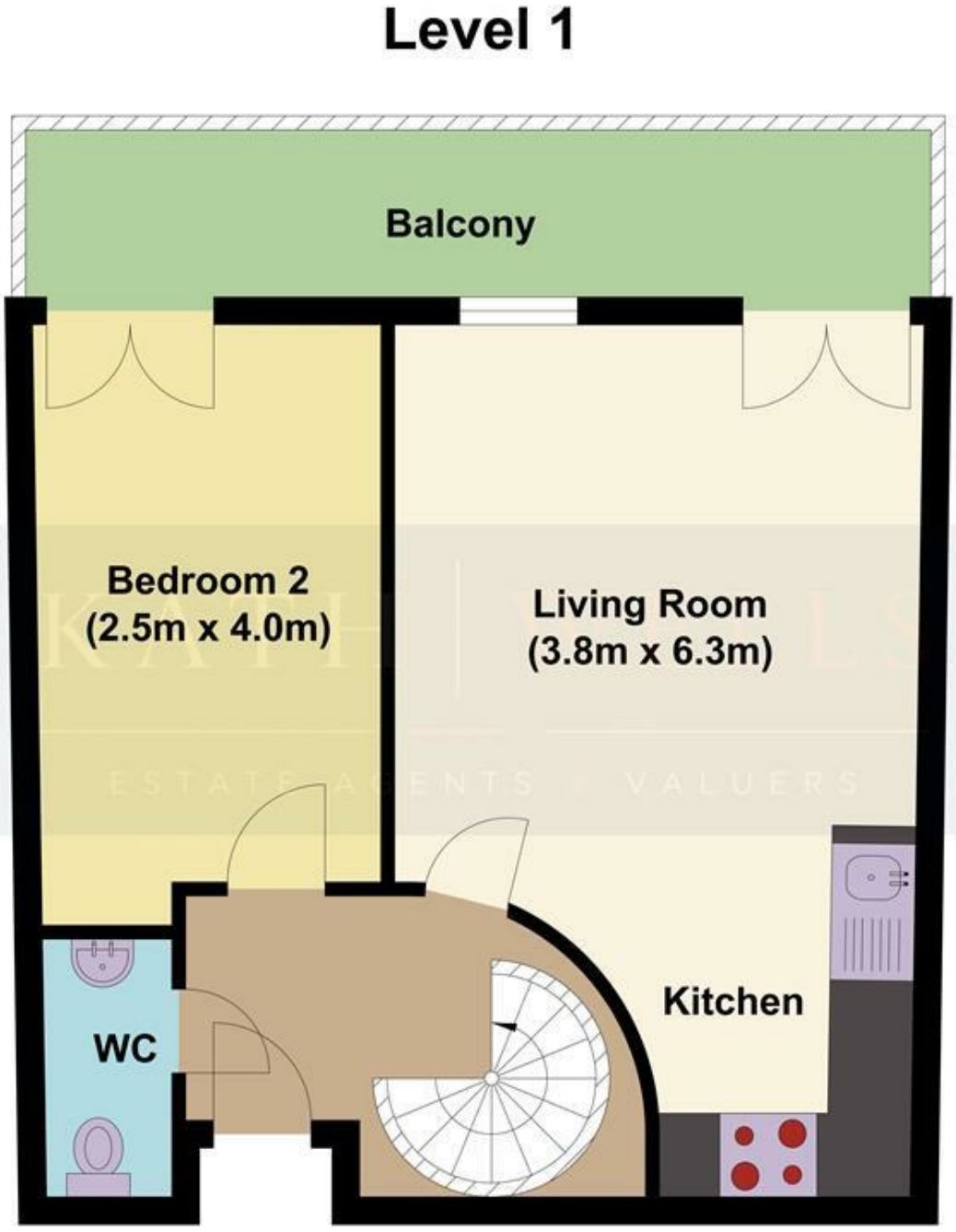
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Anti-Money Laundering (AML) Checks:

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


Level 1
Balcony
Bedroom 2
(2.5m x 4.0m)
Living Room
(3.8m x 6.3m)
WC
Kitchen