

## **38 Whitehall Croft Wortley**



### **Two Bedroom Ground Floor Apartment Price: £500**

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

**Web site**  
[www.kathwells.com](http://www.kathwells.com)

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**38 Whitehall Croft  
Wortley, LS12 5NJ**

**\* TO LET \* \* AVAILABLE LATE  
APRIL \* \* TWO BEDROOM  
GROUND FLOOR APARTMENT \*  
\* MODERN FITTED KITCHEN &  
BATHROOM \* \* PARKING SPACE  
\* \* REQUIRED DEPOSIT £600.00 \***

Available TO LET is this GROUND FLOOR unfurnished TWO BEDROOM APPARTMENT situated in the Popular West 12 Development ideally located with easy access to Leeds City Centre and West Yorkshire Motorway Links. The property will be of interest to a variety of tenants and benefits from ELECTRIC Panel Heating, DOUBLE GLAZING, Fitted Kitchen and Bathroom, Fitted Wardrobe to Master Bedroom and has a Dedicated Parking Space. The Property is within easy access of local amenities such as shops, schools and bus routes to surrounding areas and has the appeal of Modern City Living, We highly recommend early internal viewing to avoid disappointment and to fully appreciate the benefits this property has to offer. To arrange a viewing please call 0113 231 1033. BOND £600. EPC D

**The Property Benefits From:**

Furnished, Double Glazing, Electric Panel Heating, Fridge, Automatic Washer/ Dryer, Fitted Wardrobes, Communal Gardens, Dedicated Parking Space.

**The Property Comprises of:**

Entrance Hallway, Living Room, Modern Fitted Kitchen, Two Bedrooms, Bathroom/WC.

**ACCOMMODATION**

(All measurements are approximate)

**COMMUNAL ENTRANCE:**

**Entrance Hallway:**



**Living Room:**

**16'10 x 10'1 (5.13m x 3.07m)**

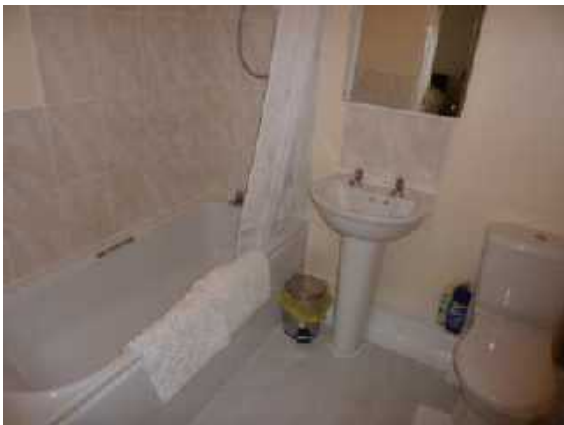


**Fitted Kitchen:**

**8'8 x 5'6 (2.64m x 1.68m)**



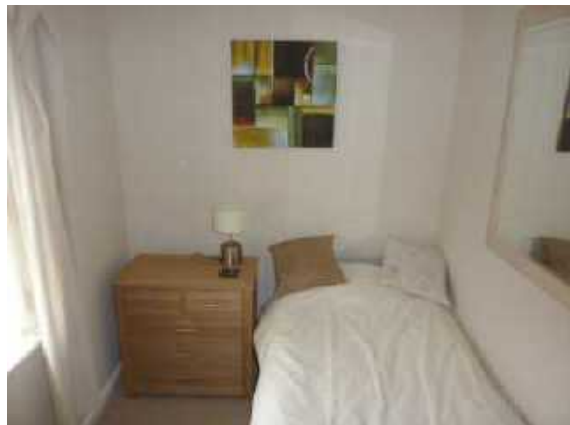
**Bathroom / WC:**  
**6'9 x 10'3 (2.06m x 3.12m)**



**Bedroom One:**  
**10'1 x 11'0 (3.07m x 3.35m)**



**Bedroom Two:**  
**6'9 x 10'3 (2.06m x 3.12m)**



**TO THE OUTSIDE:**

**Parking Space:**

**Communal Gardens:**

## APPLICATION FEE(S):

An application fee will be payable on all applications for a tenancy. The fee charged will vary and is dependent upon the number of occupants with an additional fee payable should a guarantor be required. The fee payable will be confirmed to you in writing once your application has been assessed. Our inclusive fees are:  
Single Occupant: £100, Joint

Trust Financial Solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Trust will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces to Trust Financial Solutions Ltd for the purpose of arranging and advising on mortgages and protection. Trust Financial

## Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

## Internet:

Properties for sale can be viewed on the "World Wide Web", [www.kathwells.com](http://www.kathwells.com)

**E-mail:** [sales@kathwells.com](mailto:sales@kathwells.com)

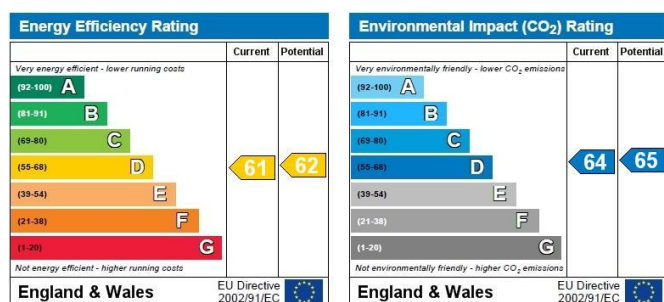
## THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we

**Reference** 2025 - 19 February 2018

## Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been



## Directions:

From our Wortley Office proceed down Lower Wortley Road to the traffic lights, straight through and onto the junction on Whitehall Road, turn left and then take second left into West 12, take first right into the parking area where no 38 can be found.

## Mortgages:

