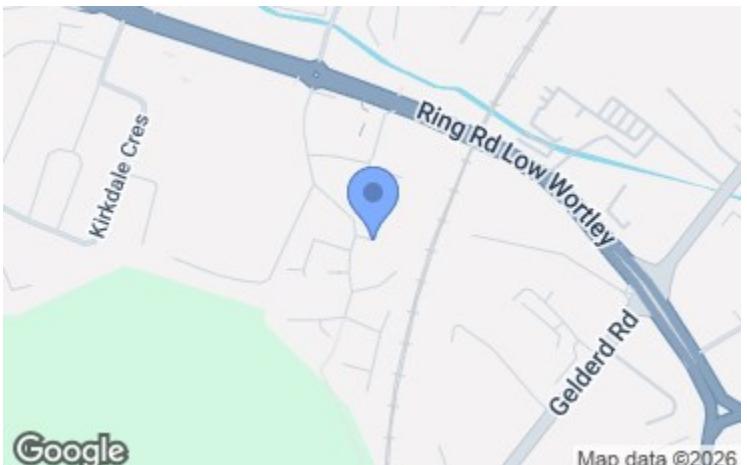


APPROX. GROSS INTERNAL FLOOR AREA 635 SQ FT / 59 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

See Mapping.



Whitstable Mews, Leeds, LS12 6BX

£145,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

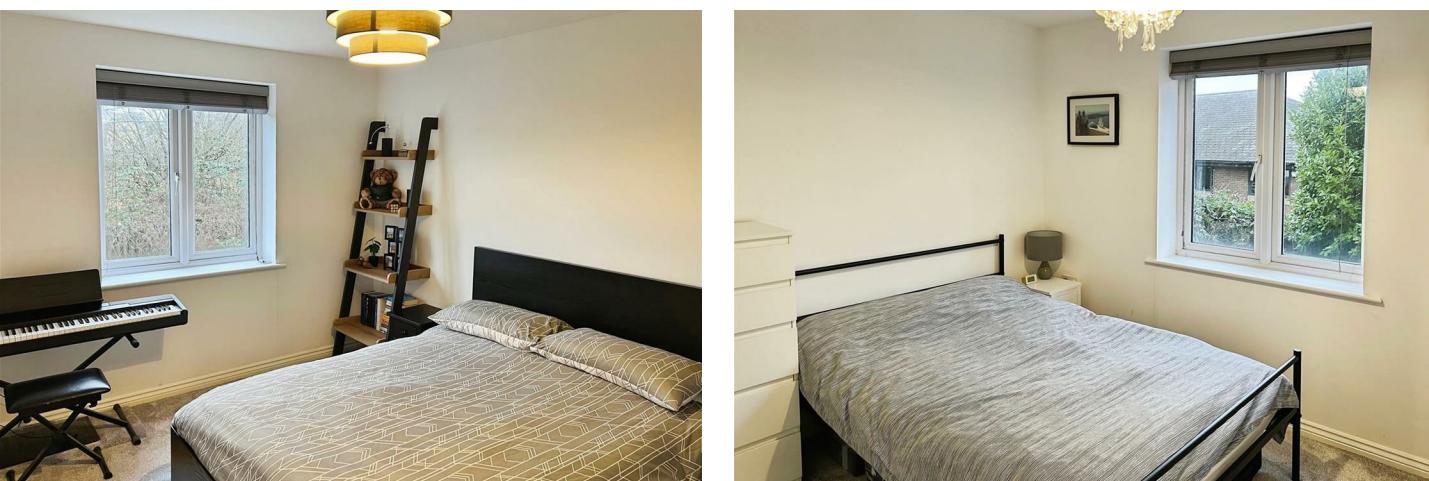
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Modern Ground Floor Apartment ** 2 Bedrooms ** Open Plan Lounge/kitchen ** D/Glazed & Electric Heaters ** Dining Space ** Allocated Parking ** Close to City Centre & Motorways ** Nestled in the desirable Whitstable Mews area of Leeds, this spacious apartment presents an excellent opportunity for both first-time buyers and landlords. Offered for sale with no onward chain, this property is ready to move in, making it a convenient choice for those looking to settle in quickly.

The apartment is part of a recently constructed development, ensuring modern living standards and a fresh aesthetic. Its prime location provides easy access to Leeds City Centre, as well as the M621 and M1 motorway networks, making commuting to major commercial hubs in West Yorkshire and beyond a breeze. Additionally, Cottingley, Morley, and Bramley Railway Stations are just a short drive away, enhancing connectivity for residents.

Upon entering, you are greeted by a communal entrance with intercom access and stairs



leading to the first floor. The private hallway features useful storage space, leading into an inviting open plan living area. This generous space is perfect for both relaxation and entertaining, with dual aspect windows fitted with Venetian blinds allowing the natural light to flow. The contemporary fitted kitchen has a wide range gloss white units with brushed chrome handles, integrated fridge/freezer, washing machine, brushed chrome oven, halogen hob with over extraction chimney. Inset stainless sink with mixer tap and ceramic tiled splash backs & floor.

The apartment comprises two well-proportioned double bedrooms, providing ample space for rest and relaxation. A modern bathroom features a stylish white suite and a shower over the bath, ensuring comfort and convenience.

In summary, this apartment offers a blend of modern living, accessibility, making it a compelling choice for a variety of buyers. Don't miss the chance to make this delightful property your new home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment Opportunity.

Rating authority
Borough Council Tax Band B

Services

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Tenure
Leasehold