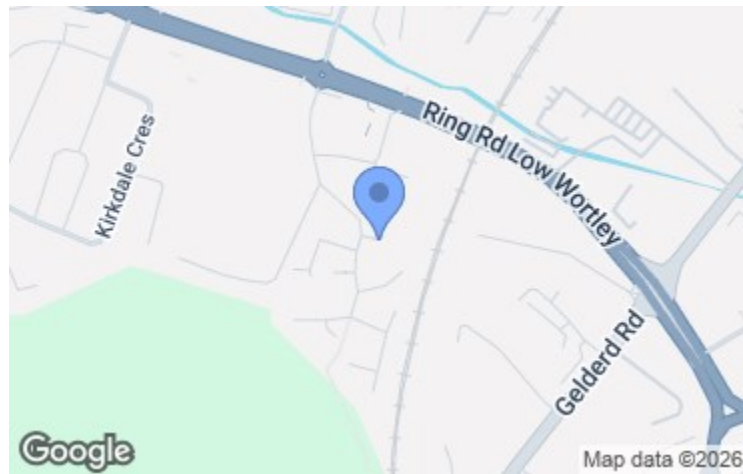


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See Mapping.



Whitstable Mews, Leeds, LS12 6BX

£145,000

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

Whitstable Mews, Leeds, LS12 6BX

 1  2  1

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.

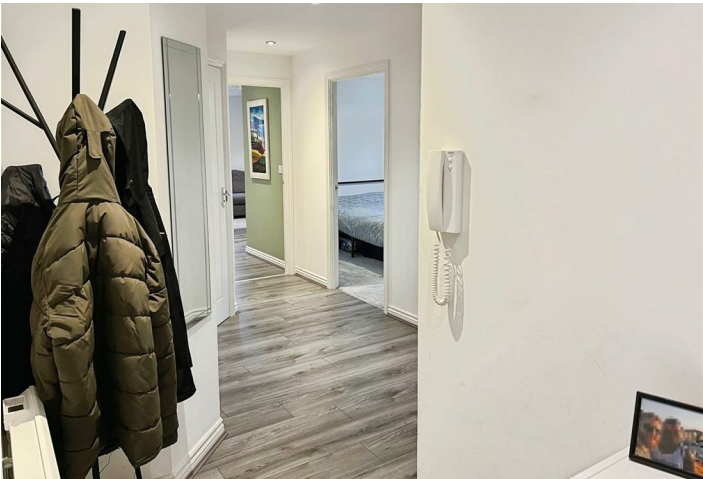
The apartment is part of a recently constructed
development, ensuring modern living standards
and a fresh aesthetic. Its prime location
provides easy access to Leeds City Centre, as
well as the M621 and M1 motorway networks,
making commuting to major commercial hubs
in West Yorkshire and beyond a breeze.
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
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated
by the Financial Conduct Authority.

Tenure
Leasehold