



Forster Lofts Forster Mews, Lower Wortley Leeds LS12 4EP

welcome to

Forster Lofts Forster Mews, Lower Wortley Leeds

Offered with no chain, this characterful two-bedroom duplex apartment occupies a first-floor position within a listed building. Featuring high ceilings, allocated parking, secondary glazing, a modern bathroom and excellent commuter links to Leeds, it is ideal for first-time buyers.



Property Information

Occupying a charming first-floor position within an attractive listed building, this beautifully presented two-bedroom duplex apartment offers character, space and convenience in equal measure. Available with no onward chain, the property is ideal for first-time buyers, professionals or investors seeking a unique home in a highly accessible location.

Combining period charm with modern practicality, the apartment benefits from secondary double glazing, a new electric fuse box installed in 2026 (certification available) and the added convenience of allocated parking. Internally, the accommodation is arranged over two levels and boasts impressive high ceilings, generous room proportions and excellent storage throughout.

Perfectly positioned for commuters, the property enjoys easy access to major transport links, frequent bus services into Leeds City Centre, the nearby Cycle Superhighway, scenic canal-side walks and a range of shopping and leisure amenities.

Entrance Hall

A welcoming entrance hall providing the perfect introduction to the property. Offering useful built-in storage space, it provides practical everyday functionality whilst leading through to the main living accommodation.

Lounge / Kitchen Diner

A spacious and versatile open-plan living space filled with character and enhanced by attractive oak wooden flooring and impressive high ceilings. The lounge area provides ample room for comfortable seating, whilst the dining area easily accommodates a dining table, making it ideal for both everyday living and entertaining.

The fitted kitchen is well-appointed with a range of units and incorporates an integrated fridge freezer, electric oven, washing machine and extractor fan. Three electric heaters ensure comfort throughout the seasons, creating a warm and inviting environment.

Landing

Situated on the upper level, the landing benefits from access to the loft space and provides access to both bedrooms, bathroom and dressing room.

Bedroom One

A generously proportioned double bedroom featuring attractive skylight windows which allow natural light to flood the room. Finished with carpet flooring, this peaceful retreat offers excellent space for a range of bedroom furniture.

Bedroom Two

Another well-sized double bedroom enjoying the benefit of skylight windows and carpet flooring. Offering flexible accommodation, this room could equally serve as a guest bedroom, home office or hobby space.

Dressing Room

A useful additional room providing excellent built-in storage solutions. Ideal as a dressing room or study area, it also houses the recently fitted electric consumer unit/fuse box.

Bathroom

A stylish and modern bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Complemented by lino flooring, a heated towel rail and extractor fan, the bathroom has been designed with both comfort and practicality in mind.

Parking

Allocated parking space, plus visitors.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Forster Lofts Forster Mews, Lower Wortley Leeds

- First floor duplex apartment within a listed building
- No onward chain
- Two generous double bedrooms
- Spacious open-plan lounge, kitchen and dining area
- Secondary double glazing throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1242.50

Ground Rent: 231.85

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£115 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117150 - 0002

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