

## **32 Hill End Crescent Upper Armley**



### **Two Bedroom First Floor Apartment Price: £595**

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)

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

## 32 Hill End Crescent Upper Armley, LS12 3PW

TO LET \*\* TWO BEDROOM APARTMENT \*\*  
MODERN FITTED KITCHEN \*\* EN-SUITE  
SHOWER ROOM \*\* INTEGRATED WASHING  
MACHINE \*\* COMMUNAL GARDEN AREA \*  
\* WELL MAINTAINED \*\* BOND £750.00 \*

TO LET this well maintained TWO BEDROOM  
FIRST FLOOR APARTMENT situated in a  
popular residential area of Armley. The property is  
accessed via a COMMUNAL ENTRANCE  
HALLWAY with an INTERCOM SYSTEM and  
briefly comprises of a private HALLWAY, a  
LIVING ROOM, a modern FITTED KITCHEN  
with some INTEGRAL APPLIANCES, TWO  
DOUBLE BEDROOMS, an EN-SUITE SHOWER  
ROOM and a BATHROOM / WC. Externally the  
property has private parking and use of the  
COMMUNAL GARDEN AREAS. The property  
benefits from having DOUBLE GLAZING and  
ELECTRIC HEATING. Situated within walking  
distance of local amenities and only a short drive  
from Leeds City centre. Early internal viewing is  
highly recommended and can be arranged by  
contacting the office on 0113 231 1033 email:  
sales@kathwells.com EPC Rating B

### The Property Benefits From:

Double Glazing, Integral Kitchen Appliances,  
Designated Parking Space, CHAIN FREE

### The Property Comprises of:

Communal Entrance, Hallway, Living Room,  
Fitted Kitchen, Two Bedrooms ,En- Suite Shower  
Room / WC, Bathroom / WC

### ACCOMMODATION

(All measurements are approximate)

### Communal Entrance:

Access via a communal entrance hallway

### Entrance Hallway:

Video and audio intercom access, wall mounted  
electric heater, storage cupboards



### Living / Dining Room: 16'02" x 14'06" (4.93m x 4.42m)

Double glazed window to the front elevation,  
television point with set up for SKY, telephone  
point, wall mounted electric heaters



### Fitted Kitchen: 11'08" x 6'00" (3.56m x 1.83m)

Double glazed window to the side elevation, a  
modern range of wall, drawer and base units,  
complimentary work surfaces, built in electric  
oven, four ring electric hob with extractor fan  
above, stainless steel sink and drainer with mixer  
tap, integrated automatic washing machine /  
tumble dryer, electric wall heater



**Bedroom One:**

**16'00" x 9'03" (4.88m x 2.82m)**

Double glazed window to the front elevation, wall mounted electric heater



**Bedroom Two:**

**13'11" x 11'03" (4.24m x 3.43m)**

Double glazed window to the rear elevation, wall mounted electric heater



**Bathroom / WC:**

**7'08" x 6'10" (2.34m x 2.08m)**

Three piece suite comprising of a panelled bath with shower attached to the taps, wash basin set in vanity unit, double flush WC



**En Suite Shower Room:**

Three piece suite comprising of a cubicle shower, wash basin set into a vanity unit, low flush WC, ladder style radiator

**TO THE OUTSIDE:**





### **Parking:**

Designated parking space



### **Views From the Apartment:**



### **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 Occupants: £200, (Each Additional Occupant thereafter: £100), Guarantor: £100, Company Lets: £350. The Application Fees quoted above are fully inclusive and are payable once a tenancy has been agreed with a landlord.

Please note that we are unable to process an application for a tenancy until the application fee has been received; an occupant is considered as

### **Directions:**

From our Wortley office proceed up Lower Wortley Road, at the mini-roundabout take the 2nd exit onto Upper Wortley Road, at the traffic signals continue forward onto Whingate, bear left onto Hill Top Road and turn left onto Hill End Crescent where number 32 can be found signified by our For Sale Sign

### **Mortgages:**

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 Solutions Ltd is an appointed representative of First Complete Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

### **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 may already have a potential buyer waiting for your home.

**Reference:** 6232 - 01 September 2017

### **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 compiled from observation and discussion with the vendor of the

# Energy Performance Certificate



**32, Hill End Crescent, LEEDS, LS12 3PW**

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 12 July 2013  
**Date of certificate:** 12 July 2013

**Reference number:** 9928-6003-7283-1117-2934  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 58 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

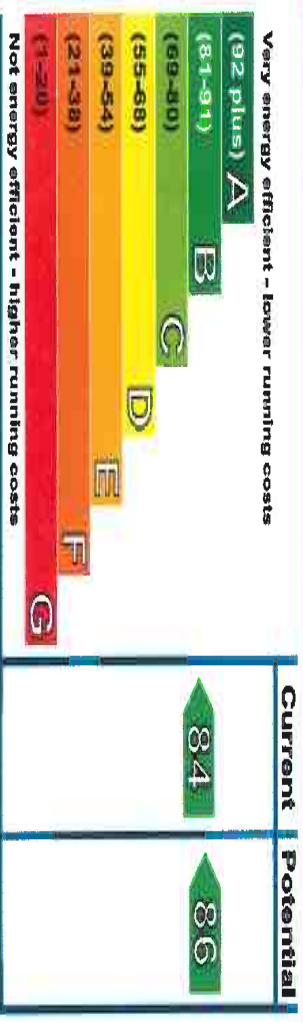
**Estimated energy costs of dwelling for 3 years:** £ 948

**Over 3 years you could save** £ 180

Estimated energy costs of this home		Potential future savings	
	Current costs	Potential costs	
Lighting	£ 135 over 3 years	£ 147 over 3 years	
Heating	£ 387 over 3 years	£ 261 over 3 years	
Hot Water	£ 426 over 3 years	£ 360 over 3 years	
<b>Totals</b>	<b>£ 948</b>	<b>£ 768</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Fan-assisted storage heaters	£900 - £1,200	£ 183	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.