

29 Whitehall Green Farnley



**One Bedroom Ground Floor Apartment
Offers in the region of: £84,995**

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29 Whitehall Green Farnley, LS12 5LT

* CHAIN FREE * * ONE BEDROOM GROUND FLOOR APARTMENT * * SOME FURNITURE MAY BE INCLUDED * * IDEAL FOR A FTB / LANDLORD * * ELECTRIC PANEL HEATING * * DG * * MODERN FITTED KITCHEN & BATHROOM SUITE * * QUIET COMMUNAL GARDEN VIEWS * * DEDICATED PARKING SPACE

A rare opportunity to purchase this CHAIN FREE ONE BEDROOM GROUND FLOOR APARTMENT located close to local amenities and within easy access to Leeds City Centre and West Yorkshire Motorway Links. The property is being sold with ALL CONTENTS / FURNITURE / FLOORING / APPLIANCES ETC INCLUDED and benefits from ELECTRIC PANEL HEATING, DOUBLE GLAZING, FITTED WARDROBES and a MODERN FITTED KITCHEN & BATHROOM SUITE. Externally the property has COMMUNAL GARDENS and a DEDICATED PARKING SPACE. Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits that this property has to offer. To arrange a viewing please call 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com EPC Rating: C

The Property Benefits From:

Ideal for a Landlord / FTB, All Furniture Included, Double Glazing, Electric Heating, Fitted Wardrobe, Quiet Communal Gardens, Dedicated Parking

The Property Comprises of:

Hallway, Living Room, Modern Fitted Kitchen, Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Communal Entrance:

Entrance Hallway

Laminated floor covering, electric panel heating radiator, airing cupboard, built in storage cupboard, telephone point

Dining Living Room:

17'07" x 9'10" (5.36m x 3.00m)

Double glazed bay window to the front elevations, laminated flooring, television point (with connections for Sky & DAB radio), telephone point, electric panel heating radiator, electric wall mounted pebble effect fire.



Fitted Kitchen: 9'05" x 5'08" (2.87m x 1.73m)

Double glazed window to the front elevations, a modern range of fitted wall, drawer & base units, complimentary heat resistant work surfaces, an inset stainless steel sink and drainer with mixer tap, built under electric oven, four ring electric hob with a chrome chimney style extractor above, plumbing for an automatic washing machine, space for a fridge / freezer, effect laminated flooring, ceramic tiling to splash backs.





Bedroom:

12'11" x 9'09" (3.94m x 2.97m)

Two double glazed windows to the rear elevation, electric panel heating radiator, a double fitted wardrobe providing useful hanging and storage space, television point, light and neutral wall decoration.

TO THE OUTSIDE:

Shared Gardens:

A peaceful communal garden area to the front of the property makes for a nice view from the kitchen and living room area.



Allocated Parking Space:

Private Parking Space.



Bathroom / WC:

8'03" x 5'08" (2.51m x 1.73m)

Double glazed window to the rear elevation, a modern white suite comprising of a panelled bath with an electric power shower above and a glazed side shower screen, wash basin, a double flush WC, vinyl floor covering, chrome wall mounted electric heater / towel warmer, ceramic tiles to bath / shower area and splash backs.

Floor Plan 1

Floor Plan 2

Floor Plan 3

29, Whitehall Green, LEEDS, LS12 5LT

Dwelling type: Ground-floor flat
Date of assessment: 19 June 2012
Date of certificate: 19 June 2012

Reference number: 8872-6226-9860-8921-5992
Type of assessment: RdSAP, existing dwelling
Total floor area: 43 m²

Use this document to:

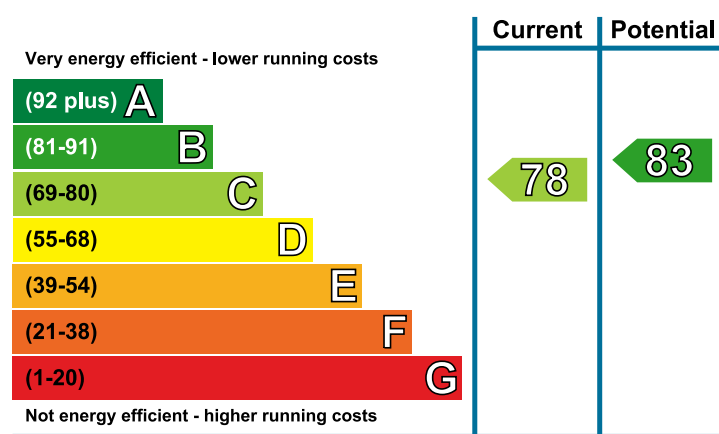
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,014
Over 3 years you could save	£ 243

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 93 over 3 years	
Heating	£ 519 over 3 years	£ 393 over 3 years	
Hot Water	£ 333 over 3 years	£ 285 over 3 years	
Totals	£ 1,014	£ 771	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Low energy lighting for all fixed outlets	£30	£ 54	
2 Fan assisted storage heaters and dual immersion cylinder	£600 - £800	£ 195	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.