

## **3a Wilfred Terrace Wortley**



### **Three Bedroom Semi Detached Bungalow Price: £139,995**

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)

## 3a Wilfred Terrace Wortley, LS12 5DE

\* NEW FOR 2018 \* \* TRUE SEMI BUNGALOW  
\* \* THREE BEDROOMS \* \* NEW FITTED  
KITCHEN & BATHROOM \* \* NEW  
FLOORING & CARPETS \* \* NEWLY  
DECORATED \* \* OFF STREET PARKING \* \*  
GARDENS \* \* NO CHAIN ON COMPLETION \*

Early internal viewing is advised for this THREE BEDROOM SEMI BUNGALOW which has undergone modernisation to include a NEWLY FITTED KITCHEN with an ample range of cabinets, a modern NEWLY FITTED BATHROOM with a white suite and a SHOWER BATH, GARDENS to three sides and OFF STREET PARKING. Briefly throughout this property comprises of a HALLWAY, a LIVING ROOM with laminated flooring and French Doors opening onto the garden, a FITTED KITCHEN, THREE BEDROOMS and a BATHROOM / WC.

With the added benefits of DOUBLE GLAZING and GAS CENTRAL HEATING this property would make an ideal purchase for a variety of buyers. Local amenities and bus routes are within walking distance. The Outer Ring Road, Leeds City centre and the motorway networks are a short drive away. Internal viewing can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com, EPC Rating: B

### The Property Benefits From:

Popular Location, DG & CH, Newly Decorated, New Carpets & Flooring, Off Street Parking, Gardens, NO CHAIN ON COMPLEION

### The Property Comprises of:

Hallway, Living Room, Newly Fitted Kitchen, Three Bedrooms, New Bathroom / WC

### ACCOMMODATION

(All measurements are approximate)

### GROUND FLOOR:

#### Entrance Hallway:

Access via a side entrance door

#### Living Room:

**12'08" x 12'07" (3.86m x 3.84m)**

Double glazed window to the rear elevation, a glazed external door, laminated flooring, central heating radiator, two skylights, television point, open plan to the fitted kitchen



#### Fitted Kitchen:

**11'08" x 7'04" (3.56m x 2.24m)**

Double glazed window to the side elevation, a newly fitted range of fitted wall, drawer & base units, complimentary work surfaces, built under electric oven / grill, gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, tiled flooring



#### Bathroom / WC:

A modern recently fitted white suite comprising of a panelled Shower Bath with a glazed side screen and shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel rail, tiled flooring



#### Bedroom One:

**18'09" x 10'09" (5.72m x 3.28m)**

Double glazed window to the front elevation, central heating radiator, newly decorated walls, newly fitted carpet



**Bedroom Two:**

**12'00" x 8'04" (3.66m x 2.54m)**

Double glazed window to the front elevation, central heating radiator, newly decorated walls, newly fitted carpet



**Bedroom Three:**

**12'09" x 5'05" (3.89m x 1.65m)**

Double glazed window to the front elevation, central heating radiator, newly decorated walls, newly fitted carpet



**TO THE OUTSIDE:**



**Drive / Off Road Parking:**

A driveway provides useful off street parking

**Gardens:**

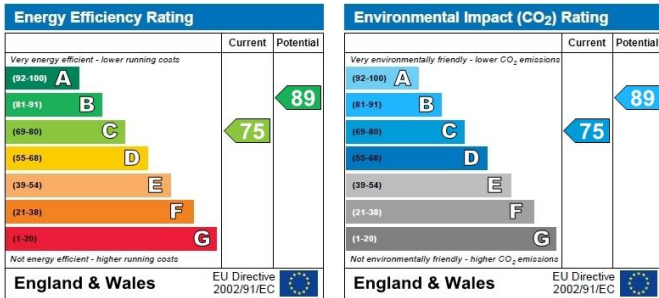


**Please note:**

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 property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

**These details have not yet been checked or approved by the vendor and may be subject to change!!**



**Directions:**

From our Wortley Office proceed down Lower Wortley Road to the traffic lights, proceed straight across onto Branch Road, take the second turning on your right where No3a can be found on the left

**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

**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:** 6640 - 02 January 2018

## 3a Wilfrid Terrace, LEEDS, LS12 5DE


**Dwelling type:** Semi-detached bungalow  
**Date of assessment:** 15 June 2017  
**Date of certificate:** 15 June 2017

**Reference number:** 0353-3815-7661-9593-9971  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 58 m<sup>2</sup>

### Use this document to:

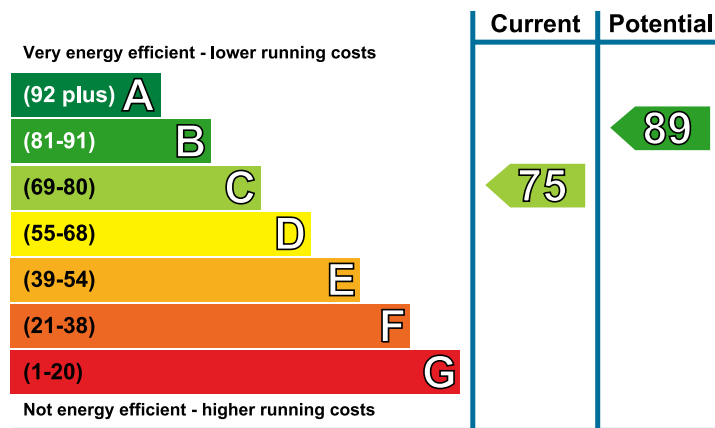
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,431</b>
<b>Over 3 years you could save</b>	<b>£ 87</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 1,053 over 3 years	£ 1,053 over 3 years	
Hot Water	£ 252 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 1,431</b>	<b>£ 1,344</b>	

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 87
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 786