

36 Fawcett Lane Wortley



Three Bedroom Town House : £775

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36 Fawcett Lane Wortley, LS12 4SW

*TO LET * * THREE BEDROOM TOWN HOUSE ** WELL MAINTAINED THROUGHOUT ** UNFURNISHED * FITTED KITCHEN AND BATHROOM ** GOOD SIZED LIVING ACCOMMODATION ** GAS CH & DG ** * GARAGE ** GARDENS ** VIEWS ACROSS PARKLAND ** VIEWING HIGHLY ADVISED * *BOND £850.00 *

TO LET - A THREE BEDROOM mid town house situated in one of the more popular residential areas of WORTLEY. Briefly throughout the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, LIVING ROOM, a FITTED DINING KITCHEN with a range of modern units and a good sized dining area with FRENCH DOORS leading to the rear GARDEN, THREE BEDROOMS and a BATHROOM / WC. Externally the property benefits from having OFF STREET PARKING, a GARAGE and GARDENS TO THE FRONT & REAR. The property would make an ideal LET for a variety of tenants wishing to live within commuting distance of LEEDS / BRADFORD CITY CENTERS, the M62 and other WEST YORKSHIRE MOTOWAYS. Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits that this property has to offer. Viewings can be arranged by contacting our office on 0113 231 1033 or email sales@kathwells.com. EPC Rating: C. BOND £850.00

The Property Benefits From:

Well Presented Throughout, Internal Viewing Advised, DG & CH, Off Street Parking, Gardens Front & Rear, Recently Fitted Kitchen, Recently Fitted Bathroom, Recently Decorated, BOND £850.00

The Property Comprises of:

Hallway, Living Room, Fitted Dining Kitchen, Three Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Living Room :
12'01" x 17'02" (3.68m x 5.23m)



Fitted Dining Kitchen:
10'07" x 15'02" (3.23m x 4.62m)





TO THE FIRST FLOOR:

Landing:

**Bedroom One:
8'10" x 12'0" (2.69m x 3.66m)**



**Bedroom Two:
8'09" x 12'0" (2.67m x 3.66m)**



**Bedroom Three:
10'02" x 6'00" (3.10m x 1.83m)**



**Bathroom / W.C:
5'11" x 6'10" (1.80m x 2.08m)**



TO THE OUTSIDE:



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

Gardens:



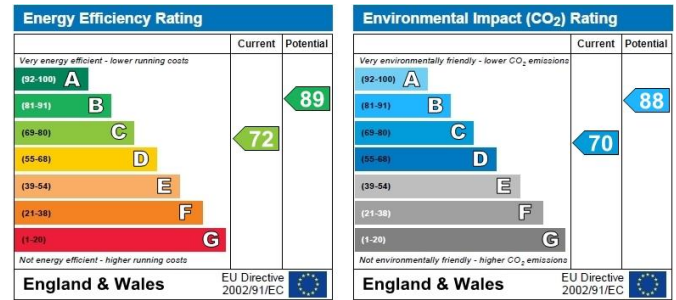
Garage & Off Road Parking:



Adjacent Park Views :

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.



Directions:

From our Wortley Office proceed left down Lower Wortley Road, turn right onto Fawcett Lane Where No 36 can be found facing the park and signified by our TO LET 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

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: 7211 - 05 February 2018

Energy Performance Certificate

36, Fawcett Lane, LEEDS, LS12 4SW

Dwelling type: Mid-terrace house
Date of assessment: 25 November 2017
Date of certificate: 25 November 2017

Reference number: 9557-2855-7499-9223-1225
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

Use this document to:

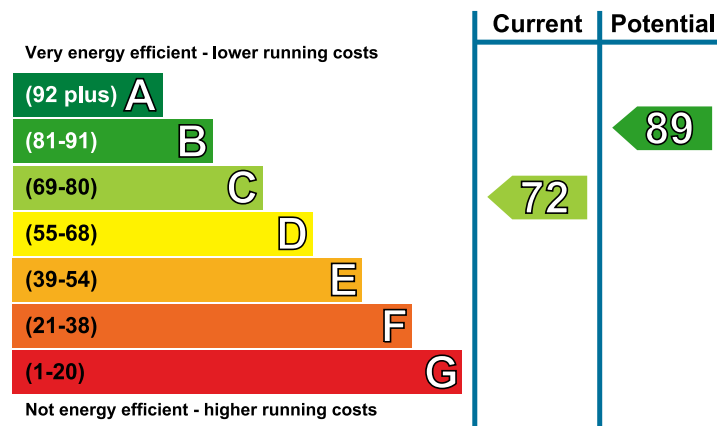
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,908
Over 3 years you could save	£ 438

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 156 over 3 years	
Heating	£ 1,353 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 297 over 3 years	£ 201 over 3 years	
Totals	£ 1,908	£ 1,470	

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 Cavity wall insulation	£500 - £1,500	£ 99	
2 Party wall insulation	£300 - £600	£ 153	
3 Low energy lighting for all fixed outlets	£35	£ 87	

See page 3 for a full list of recommendations for this property.

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.