

12 Steel Green New Farnley



Two Bedroom First Floor Apartment : £595

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12 Steel Green New Farnley, LS12 6JA

* AVAILABLE FROM FEBRUARY 2018 *
* FURNISHED * * TWO BEDROOM FIRST FLOOR APARTMENT * * DOUBLE GLAZING * * GAS CENTRAL HEATING * * DEDICATED PARKING * * FITTED WARDROBES TO MASTER BEDROOM * * COMMUNAL GARDENS * * SECURE COMMUNAL ENTRANCE * * BOND £750 * * MUST BE VIEWED!! *

Available TO LET is this FURNISHED TWO BEDROOM FIRST FLOOR APARTMENT situated within easy access to Leeds City Centre and West Yorkshire Motorway Links. The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, MODERN FITTED KITCHEN & BATHROOM, a DEDICATED PARKING SPACE and COMMUNAL GARDENS. The property includes: Fridge freezer, washing machine, leather corner sofa, television unit, double bed, bedside tables and a fitted double wardrobe. Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits and potential that the property has to offer. To arrange a viewing contact our office on 0113 2311 033 or sales@kathwells.com. BOND £750. EPC Rating:

The Property Benefits From:

Furnished, Double Glazing, Gas Central Heating, Fitted Wardrobes, Dedicated Parking Space, Communal Gardens, Required Bond £750, MUST BE VIEWED!

The Property Comprises of:

Entrance Hallway, Open Plan Living Room / Fitted Kitchen, Two Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

Communal Entrance:



Entrance Hallway:



Living Room:
23'00" x 10'00" (7.01m x 3.05m)



Fitted Kitchen:
9'00" x 8'00" (2.74m x 2.44m)



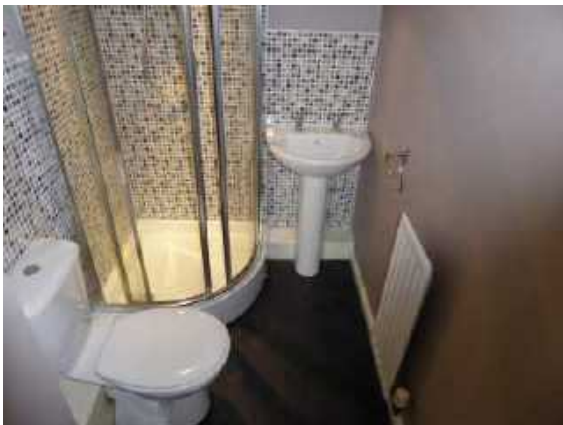
Bathroom / WC:
6'01" x 6'06" (1.85m x 1.98m)

Bedroom One:
12'10" x 9'10" (3.91m x 3.00m)



Communal Gardens:

En Suite Shower Room:
6'10" x 4'07" (2.08m x 1.40m)

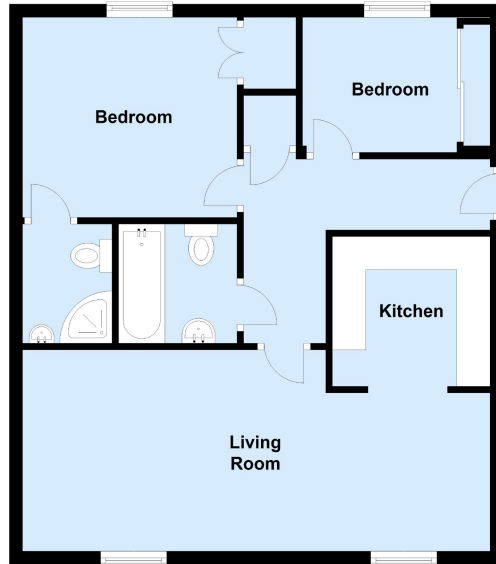


Parking Space:

Bedroom Two:
9'05" x 7'06" (2.87m x 2.29m)

First Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



Energy Performance Certificate

12, Steel Green, LEEDS, LS12 6JA


Dwelling type: Mid-floor flat
Date of assessment: 06 February 2018
Date of certificate: 06 February 2018

Reference number: 0552-2866-7322-9208-6051
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

Use this document to:

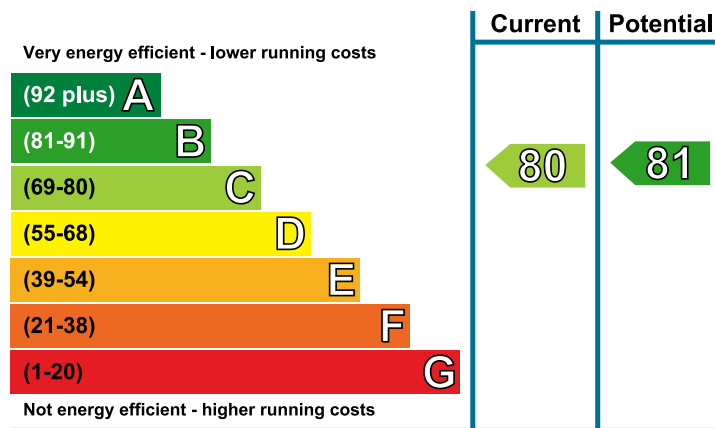
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,110
Over 3 years you could save	£ 105

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 141 over 3 years	
Heating	£ 474 over 3 years	£ 486 over 3 years	
Hot Water	£ 378 over 3 years	£ 378 over 3 years	
Totals	£ 1,110	£ 1,005	

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
1 Low energy lighting for all fixed outlets	£45	£ 105

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.