

9 Model Avenue Armley



Three Bedroom Town House Price: £109,995

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9 Model Avenue Armley, LS12 2BW

* WELL MAINTAINED & DECORATED * *
GAS CENTRAL HEATING * * DOUBLE
GLAZING * * FRONT & REAR GARDENS * *
POPULAR RESIDENTIAL AREA * *
CONVENIENT FOR LEEDS CITY CENTRE * *
IDEAL FIRST TIME BUY * * VIEWING
ADVISED *

A WELL MAINTAINED THREE BEDROOM TOWN HOUSE situated in a popular residential area of Armley close to local amenities and within easy reach of Leeds / Bradford City centres. The property benefits from DOUBLE GLAZING, GAS CENTRAL HEATING and GARDENS to the FRONT & REAR. Briefly throughout the property comprises of an ENTRANCE HALLWAY with stairs to the first floor, LIVING ROOM, DINING AREA providing access to the FITTED KITCHEN, TWO DOUBLE BEDROOMS, a SINGLE BEDROOM and a modern fitted BATHROOM / WC. Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits that the property has to offer. To arrange a viewing please contact our office on 0113 2311 033 / sales@kathwells.com. EPC Rating: F

The Property Benefits From:

Double Glazing, Gas Central Heating, Well Maintained and Decorated, Gardens to the Front & Rear, Popular Residential Area, Convenient for Leeds / Bradford City Centres, VIEWING A MUST!

The Property Comprises of:

Entrance Hallway, Living Room, Dining Area, Modern Fitted Kitchen, Three Bedrooms, Modern Three Piece Bathroom Suite.

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed UPVC front entrance door, laminated wood floor, stairs to the first floor

Living Room:

12'10" x 12'07" (3.91m x 3.84m)

Double glazed window to the front elevation, central heating radiator, wall mounted pebble effect electric fire, television aerial / telephone / virgin media connection points



Dining Area: 9'00" x 8'02" (2.74m x 2.49m)

Central heating radiator, space for a fridge freezer, a UPVC part glazed door leading to the rear garden



Fitted Kitchen:
9'08" x 8'09" (2.95m x 2.67m)

A range of wall, drawer and base units, complimentary work surfaces, tiling to the splash backs, stainless steel sink and drainer with a mixer tap, space for an oven, chimney style extractor fan, plumbing for a washing machine, under stairs storage cupboard, double glazed window to the rear elevation



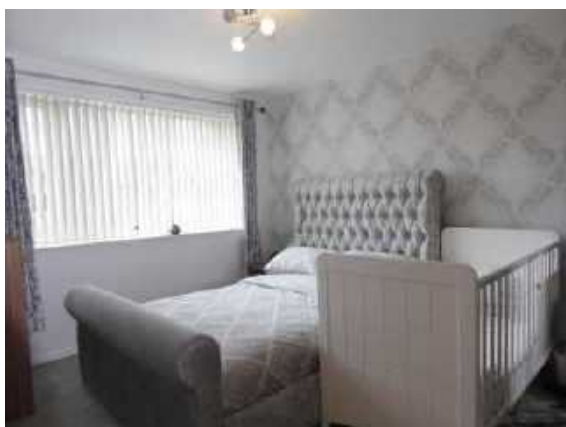
FIRST FLOOR:

Landing:

Access to the loft space

Bedroom One:
12'10" x 10'02" (3.91m x 3.10m)

Double glazed window to the front elevation, central heating radiator



Bedroom Two:
10'04" X 10'05" (3.15m X 3.18m)

Double glazed window to the rear elevation, central heating radiator



Bedroom Three:
8'04" x 7'00" (2.54m x 2.13m)

Central heating radiator, double glazed window to the front elevation

Bathroom / WC:
6'00" x 7'06" (1.83m x 2.29m)

A three piece suite comprising of a panelled bath with a shower over, a wash basin and a double flush WC, central heating radiator, tiled floor, double glazed window to the rear elevation



TO THE OUTSIDE:

Gardens:

There is a pebbled garden to the front with a path leading to the front entrance door. The low maintenance rear garden is paved.



Reference: 6942 - 08 February 2018

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.

Directions:

From our Wortley Office proceed up Lower Wortley Road to the mini-roundabout, continue across into Oldfield Lane, at the mini-roundabout turn left onto Amberley Road, turn right onto Tong Road, turn left onto Barnet Road, bear right onto Middle Cross Street, turn right onto Masham Street, turn left onto Back Middle Cross Street, turn left onto Armley Grove Place, turn right onto Middle Cross Street, turn left onto Simpson Grove, turn left onto Hall Lane, turn right onto

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.

9, Model Avenue, LEEDS, LS12 2BW

Dwelling type: Mid-terrace house
Date of assessment: 27 August 2013
Date of certificate: 28 August 2013

Reference number: 0784-2813-6081-9927-3681
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 m²

Use this document to:

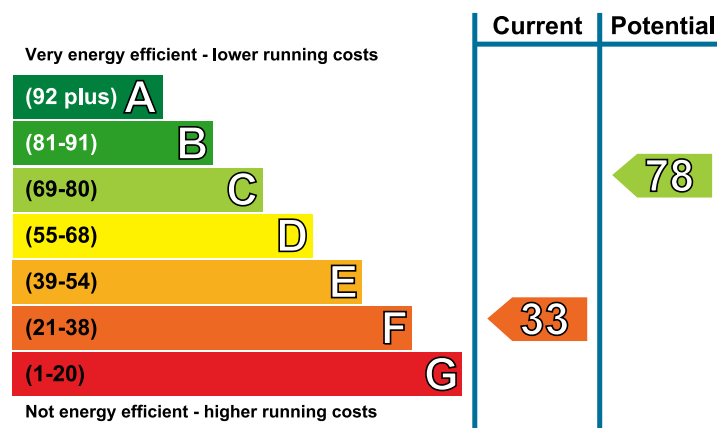
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,380
Over 3 years you could save	£ 2,187

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 117 over 3 years	
Heating	£ 3,417 over 3 years	£ 1,599 over 3 years	
Hot Water	£ 765 over 3 years	£ 477 over 3 years	
Totals	£ 4,380	£ 2,193	

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 Increase loft insulation to 270 mm	£100 - £350	£ 1,188	
2 Cavity wall insulation	£500 - £1,500	£ 333	
3 Floor Insulation	£800 - £1,200	£ 216	

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.