

16 Swallow Avenue Wortley



: £450

69 Lower Wortley Road
Wortley
Leeds
LS12 4SL
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16 Swallow Avenue Wortley, LS12 4RD

* TO LET ** AVAILABLE LATE MARCH * *
A WELL MAINTAINED THROUGHOUT ONE
BEDROOM BACK TO BACK * * DOUBLE
GLAZING * * ENCLOSED GARDEN * * PART
FURNISHED INCLUDING ALL WHITE
GOODS * * IDEAL FOR YOUNG
PROFESSIONALS * * CENTRAL HEATING TO
BE INSTALLED MARCH 2017 *

To Let this ONE BEDROOM BACK TO BACK .
The property is conveniently situated within
walking distance of local amenities and bus routes
to Leeds City centre. Early internal viewing is
highly recommended to avoid disappointment. *
BOND £550 * EPC Rating E To arrange a viewing
please call 0113 2311033 / 0113 252322 or
sales@kathwells.com

The Property Benefits From:

Good Sized Rooms, DG, Popular Residential
Location, Gardens, Suitable Location for
Commuting Distance To Leeds City Centre and
Surrounding Areas.

The Property Comprises of:

Living Room, Fitted Kitchen, One Bedroom,
Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

Entrance:

Living Room:

14'04" x 14'01" (4.37m x 4.29m)

Table and four chairs, TV stand, curtains and
blinds



Kitchen:

9'11" x 7'03" (3.02m x 2.21m)



TO THE FIRST FLOOR

Bedroom One:

14'06" x 12'08" (4.42m x 3.86m)

Furniture includes double bed with mattress,
wardrobe, draws, bedside table



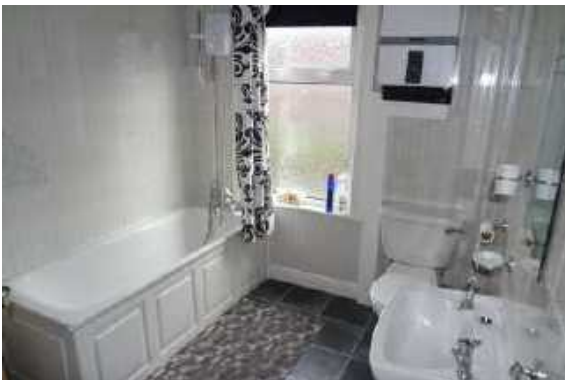
APPLICATION FEE(S):

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.

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



Bathroom / WC: 9'02" x 7'09" (2.79m x 2.36m)



Directions:

From our Wortley office proceed down Lower Wortley Road, turn right into Fawcett Lane and continue into Bluehill Lane, at the 'T' junction turn left into Silver Royd Hill and take your second turning into Swallow Avenue where No 16 can be found and is signified by our For Sale Board.

Mortgages:

TO THE OUTSIDE

Gardens:

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: 5644 - 01 March 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.

Energy Performance Certificate

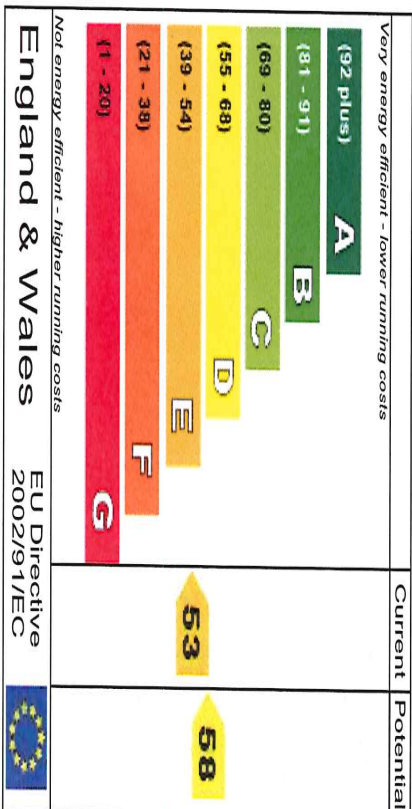


16, Swallow Avenue
LEEDS
LS12 4RD

Dwelling type: Enclosed mid-terrace house
Date of assessment: 24 July 2009
Date of certificate: 24 July 2009
Reference number: 0261-2854-6430-0221-5825
Total floor area: 50 m²

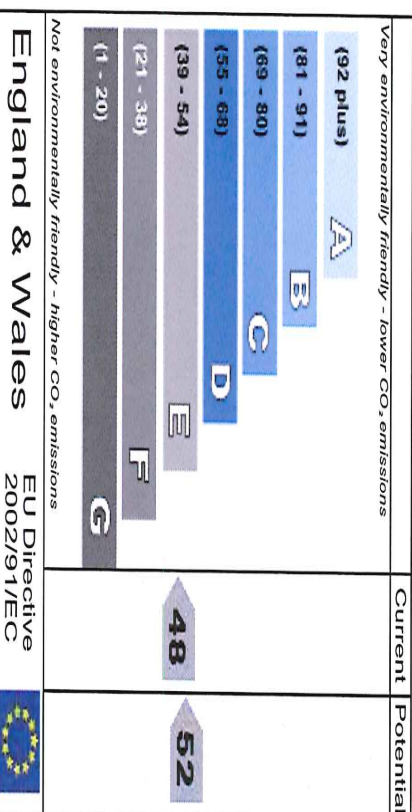
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	452 kWh/m ² per year	409 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	3.4 tonnes per year
Lighting	£49 per year	£25 per year
Heating	£607 per year	£566 per year
Hot water	£78 per year	£78 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

