

5 Branch Road Wortley



Two Bedroom Terrace Asking price: £99,995

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5 Branch Road Wortley, LS12 5NR

* TWO DOUBLE BEDROOMS * * GAS
CENTRAL HEATING * * DOUBLE GLAZING *
* CELLAR * * GARDEN TO THE FRONT * *
WELL MAINTAINED & PRESENTED
THROUGHOUT * * IDEAL FOR A FTB /
INVESTOR * * POTENTIAL RENTAL INCOME
OF £550.00 PCM * * VIEWING ADVISED *

Being offered for sale is this WELL MAINTAINED TWO BEDROOM TERRACE HOUSE situated in a popular residential area of Wortley. To the ground floor the property has a GOOD SIZED LIVING ROOM with a modern fire place, a FITTED KITCHEN and storage CELLARS. To the first floor there is a DOUBLE BEDROOM and a modern BATHROOM / WC with a white suite. To the second floor there is a further double BEDROOM. Externally the property has a low maintenance and enclosed GARDEN to the front. Local amenities, bus routes to surrounding areas and well regarded schools are within walking distance. Leeds City centre, the Outer Ring Road and the M621 motorway are a short drive away making the major commercial centres of West Yorkshire and beyond easily accessible. Early internal viewing is highly recommended and can be arranged by contacting the office on 01123 231 1033 / sales@kathwells.com EPC Rating: D

The Property Benefits From:

Well Presented & Maintained Throughout, Gas CH & DG, Front Garden, Ideal for a FTB / Investor, Potential Rental Income: £550 per month, Viewing Advised

The Property Comprises of:

Living Room, Fitted Kitchen, Two Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Living Room:

13'09" x 12'11" (4.19m x 3.94m)

Access via a part glazed front entrance door, double glazed window to the front elevation, central heating radiator, pebble effect electric fire, ceiling coving, television aerial / sky / virgin media / telephone connection points



Fitted Kitchen:

10'11" x 5'11" (3.33m x 1.80m)

Double glazed window to the front elevation, a range of wall, drawer and base units, space for a fridge freezer, plumbing for a washing machine, built in electric oven, four ring gas hob with extractor fan over, stainless steel sink and drainer, access to the cellar





Cellar:

A useful storage area with power and lighting



FIRST FLOOR:

Landing:

Stairs to the second floor

Bedroom One:

13'10" x 11'07" (4.22m x 3.53m)

Double glazed window to the front elevation, central heating radiator, television aerial connection point, original feature fire place



Bathroom / WC:

7'05" x 8'11" (2.26m x 2.72m)

A three piece suite in white comprising of a panelled bath with an electric shower, a wash basin and a WC, storage cupboard, extractor fan, tiled floor, central heating radiator



SECOND FLOOR

Bedroom Two:

12'09" x 9'02" (3.89m x 2.79m)

Double glazed dormer window to the front elevation, central heating radiator, laminated wood floor



TO THE OUTSIDE:

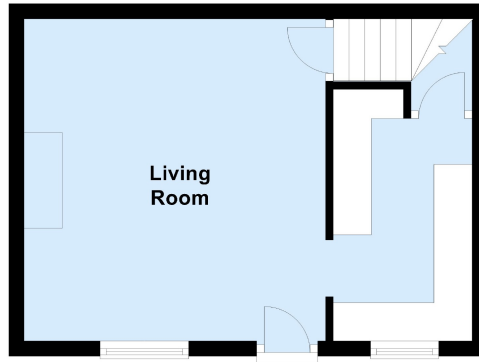
Garden:

There is an enclosed garden to the front comprising of a paved patio, a pebbled area and steps to the front entrance door

Floor Plan 1

Ground Floor

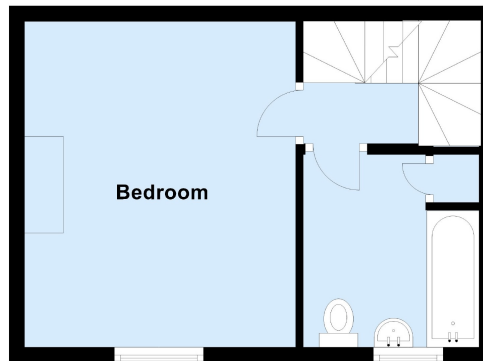
Approx. 24.7 sq. metres (265.9 sq. feet)



Floor Plan 2

First Floor

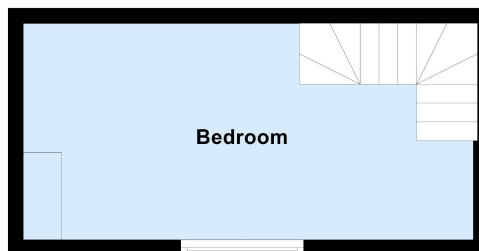
Approx. 24.9 sq. metres (267.6 sq. feet)



Floor Plan 3

Loft

Approx. 16.6 sq. metres (178.2 sq. feet)



Energy Performance Certificate

5, Branch Road, Lower Wortley, LEEDS, LS12 5NR


Dwelling type: Mid-terrace house
Date of assessment: 28 March 2018
Date of certificate: 28 March 2018

Reference number: 8328-7727-1900-8908-7926
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

Use this document to:

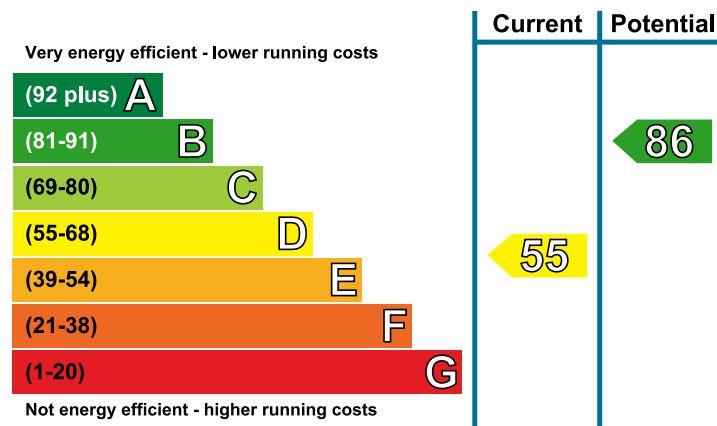
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,832
Over 3 years you could save	£ 1,269

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 2,382 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 282 over 3 years	£ 195 over 3 years	
Totals	£ 2,832	£ 1,563	

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 Room-in-roof insulation	£1,500 - £2,700	£ 798
2 Internal or external wall insulation	£4,000 - £14,000	£ 186
3 Floor insulation (suspended floor)	£800 - £1,200	£ 192

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.