

## **32 Hill End Crescent Upper Armley**



### **Two Bedroom First Floor Apartment Price: £595**

69 Lower Wortley Road  
Wortley  
Leeds  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web site**  
[www.kathwells.com](http://www.kathwells.com)

**e-mail**  
[sales@kathwells.com](mailto:sales@kathwells.com)

## 32 Hill End Crescent Upper Armley, LS12 3PW

\*AVAILABLE EARLY MAY \*\* TO LET \*\*  
TWO BEDROOM APARTMENT \*\* MODERN  
FITTED KITCHEN \*\* EN-SUITE SHOWER  
ROOM \*\* INTEGRATED WASHING  
MACHINE \*\* COMMUNAL GARDEN AREA \*  
\* WELL MAINTAINED \*\* BOND £750.00 \*

TO LET this well maintained TWO BEDROOM FIRST FLOOR APARTMENT situated in a popular residential area of Armley. The property is accessed via a COMMUNAL ENTRANCE HALLWAY with an INTERCOM SYSTEM and briefly comprises of a private HALLWAY, a LIVING ROOM, a modern FITTED KITCHEN with some INTEGRAL APPLIANCES, TWO DOUBLE BEDROOMS, an EN-SUITE SHOWER ROOM and a BATHROOM / WC. Externally the property has private parking and use of the COMMUNAL GARDEN AREAS. The property benefits from having DOUBLE GLAZING and ELECTRIC HEATING. Situated within walking distance of local amenities and only a short drive from Leeds City centre. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 email: sales@kathwells.com EPC Rating B

### The Property Benefits From:

Double Glazing, Integral Kitchen Appliances, Designated Parking Space, CHAIN FREE

### The Property Comprises of:

Communal Entrance, Hallway, Living Room, Fitted Kitchen, Two Bedrooms ,En- Suite Shower Room / WC, Bathroom / WC

### ACCOMMODATION

(All measurements are approximate)

### Communal Entrance:

Access via a communal entrance hallway

### Entrance Hallway:

Video and audio intercom access, wall mounted electric heater, storage cupboards



### Living / Dining Room: 16'02" x 14'06" (4.93m x 4.42m)

Double glazed window to the front elevation, television point with set up for SKY, telephone point, wall mounted electric heaters



### Fitted Kitchen: 11'08" x 6'00" (3.56m x 1.83m)

Double glazed window to the side elevation, a modern range of wall, drawer and base units, complimentary work surfaces, built in electric oven, four ring electric hob with extractor fan above, stainless steel sink and drainer with mixer tap, integrated automatic washing machine / tumble dryer, electric wall heater



**Bedroom One:**

**16'00" x 9'03" (4.88m x 2.82m)**

Double glazed window to the front elevation, wall mounted electric heater



**Bedroom Two:**

**13'11" x 11'03" (4.24m x 3.43m)**

Double glazed window to the rear elevation, wall mounted electric heater



**Bathroom / WC:**

**7'08" x 6'10" (2.34m x 2.08m)**

Three piece suite comprising of a panelled bath with shower attached to the taps, wash basin set in vanity unit, double flush WC



**En Suite Shower Room:**

Three piece suite comprising of a cubicle shower, wash basin set into a vanity unit, low flush WC, ladder style radiator

**TO THE OUTSIDE:**

Floor Plan 1

Floor Plan 2

Floor Plan 3

# Energy Performance Certificate



32, Hill End Crescent, LEEDS, LS12 3PW

Dwelling type: Mid-floor flat  
 Date of assessment: 12 July 2013  
 Date of certificate: 12 July 2013

Reference number: 9928-6003-7283-1117-2934  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 58 m<sup>2</sup>

**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

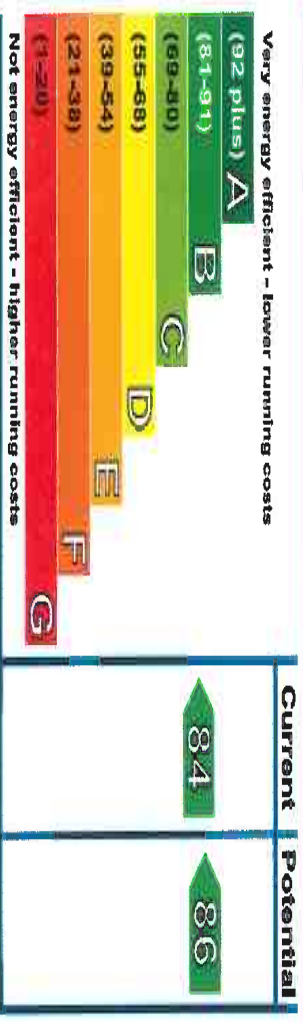
**Estimated energy costs of dwelling for 3 years:** £ 948

**Over 3 years you could save** £ 180

Estimated energy costs of this home		Potential future savings	
	Current costs	Potential costs	
Lighting	£ 135 over 3 years	£ 147 over 3 years	
Heating	£ 387 over 3 years	£ 261 over 3 years	
Hot Water	£ 426 over 3 years	£ 360 over 3 years	
Totals	£ 948	£ 768	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

## 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 Fan-assisted storage heaters	£900 - £1,200	£ 183	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.