

56 Kirkdale Crescent Wortley



**Three Bedroom Semi Detached
: £695**

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56 Kirkdale Crescent Wortley, LS12 6AS

*** THREE BEDROOMS * * NEW
BATHROOM & KITCHEN * * NEW
CARPETS & FLOORING * * NEW
CURTAINS & BLINDS * * GARDENS *
* FITTED WARDROBES * * NEWLY
DECORATED * * PARKING * * *
BOND £795.00 ***

Early internal viewing is highly recommended for this THREE BEDROOM traditional semi detached property situated on a popular residential development in Wortley. The property has been REDECORATED throughout and benefits from having DG & CH, NEW CURTAINS & BLINDS, NEW CARPETS & FLOORING and FITTED WARDROBES. Briefly throughout the property comprises of an ENTRANCE PORCH leading through to a HALLWAY with stairs rising to the first floor, a LIVING ROOM, a NEWLY FITTED DINING KITCHEN with an ample range of cabinets (New Automatic Washing Machine, New Tumble Dryer, New Fridge / Freezer, New Oven), TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM and a SHOWER ROOM / WC. Externally there are GARDENS to the front and rear and a DRIVEWAY providing OFF STREET PARKING.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com. EPC Rating: C, BOND £795.00

The Property Benefits From:

Gardens, Parking, Driveway, DG & CH, Newly Fitted Kitchen & Bathroom, New Carpets / Flooring / Curtains & Blinds, Fitted Wardrobes, Bond £795

The Property Comprises of:

Porch, Hallway, Living Room, Fitted Dining Kitchen, Two Double Bedrooms, Single Bedroom, Shower Room / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Porch:

Hallway:

Living Room:



Newly Fitted Dining Kitchen: 15'03" x 11'02" (4.65m x 3.40m)





FIRST FLOOR:

Landing:

Bedroom One:
11'05" x 11'06" (3.48m x 3.51m)



Bedroom Two:
10'04" x 10'08" (3.15m x 3.25m)



Bedroom Three:
7'04" x 5'08" (2.24m x 1.73m)



Shower Room / WC:
7'04" x 6'00" (2.24m x 1.83m)



TO THE OUTSIDE:

Gardens:



Drive/ Off Road Parking:



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.

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

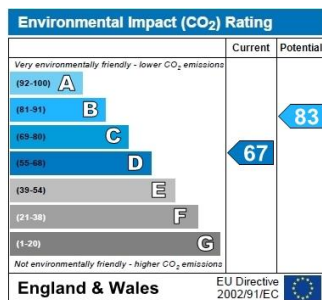
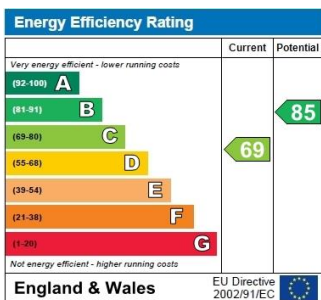
THINKING OF SELLING?

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

Reference: 7246 - 03 April 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 down Lower Wortley Road to the traffic lights, continue across to the junction with Whitehall Road, turn left into Whitehall Road, right into Prince Edward Road, left into Kirkdale Grove, continue into Kirkdale Crescent where number 56 can be found signified by our TO LET SIGN

Mortgages:

These details have not yet been checked or approved by the vendor and may be subject to change!!

Energy Performance Certificate

56, Kirkdale Crescent, LEEDS, LS12 6AS

Dwelling type: Semi-detached house
Date of assessment: 21 March 2017
Date of certificate: 21 March 2017

Reference number: 2798-8066-7287-5803-7904
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 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

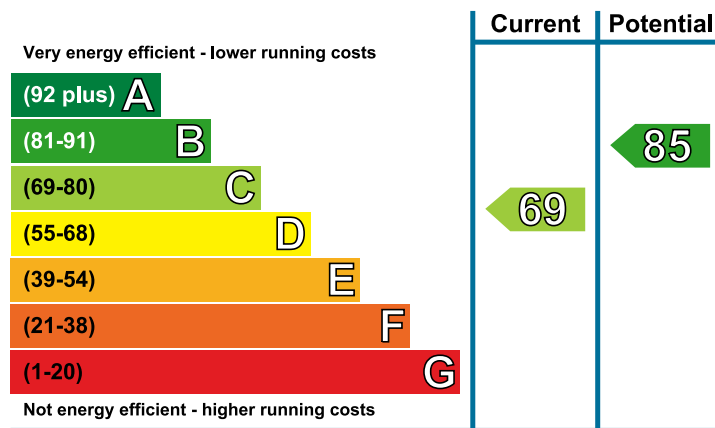
Estimated energy costs of dwelling for 3 years:	£ 1,899
Over 3 years you could save	£ 258

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 129 over 3 years	
Heating	£ 1,425 over 3 years	£ 1,326 over 3 years	
Hot Water	£ 279 over 3 years	£ 186 over 3 years	
Totals	£ 1,899	£ 1,641	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 108
2 Low energy lighting for all fixed outlets	£25	£ 54
3 Solar water heating	£4,000 - £6,000	£ 96

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.