

## **31 Whitehall Green Wortley**



### **Two Bedroom First Floor Apartment : £525**

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

**Web site**  
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## 31 Whitehall Green Wortley, LS12 5LT

\* NEW TO LET \* \* First Floor Two Bedroom Apartment \* \* FULLY FURNISHED OR UNFURNISHED \* \* All White Goods Included \* \* Allocated Parking and Guest Parking \* \* Popular Location \* \* Viewing Advised \* \* Deposit Required - £600.00 \*

A Two Bedroom First Floor Apartment that would make an ideal property for a variety of people wishing to live within commuting distance to the M62 and other West Yorkshire Motorway networks, being situated in the ever popular residential area of Wortley with buses into Leeds City Centres. The property briefly comprises of Entrance Hallway, Living Room, Fitted Kitchen, Two Bedrooms, Bathroom / WC. The property is fully furnished but the landlord is willing to remove any unwanted furniture. Contact our office on 0113 2523 322 / 0113 2311 033 / sales@kathwells.com to arrange a viewing. The required deposit is £600.00

### The Property Benefits From:

First Floor Apartment, Fully Furnished or Unfurnished, All White Goods Included, Allocated Parking and Guest Parking Space, Popular Location. Viewing Advised, Deposit Required - £600.00

### The Property Comprises of:

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

### ACCOMMODATION

(All measurements are approximate)

### Communal Hallway:

### Entrance Hallway:

### Living Room:

15'11" x 9'10" (4.85m x 3.00m)



### Fitted Kitchen: 9'05" x 5'08" (2.87m x 1.73m)



### Bedroom One: 10'07" x 9'10" (3.23m x 3.00m)



**Bedroom Two:**  
**10'02" x 6'08" (3.10m x 2.03m)**



**Bathroom / WC:**  
**7'02" x 5'07" (2.18m x 1.70m)**



## **TO THE OUTSIDE:**

### **Communal Garden:**

### **Parking:**

### **Directions:**

From our Wortley Office proceed down Lower Wortley Road to the traffic lights, straight through and onto the junction on Whitehall Road, turn left and then take second left into West 12, take first right into the parking area where no 31 can be found.

### **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](http://www.kathwells.com)

**E-mail:** [sales@kathwells.com](mailto: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:** 3703 - 02 May 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.

Floor Plan 1

Floor Plan 2

Floor Plan 3

# Energy Performance Certificate



31, Whitehall Green, LEEDS, LS12 5LT

Dwelling type: Mid-floor flat  
 Date of assessment: 24 October 2012  
 Date of certificate: 28 October 2012

Reference number: 9903-2824-7608-9722-2545  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 40 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

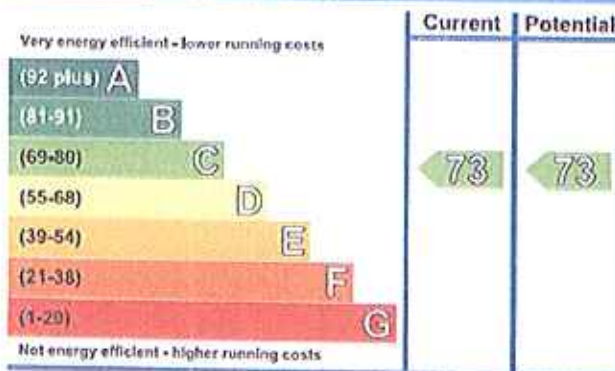
**Estimated energy costs of dwelling for 3 years: £1,176**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£96 over 3 years	£96 over 3 years	Not applicable
Heating	£501 over 3 years	£501 over 3 years	
Hot Water	£579 over 3 years	£579 over 3 years	
<b>Totals</b>	<b>£1,176</b>	<b>£1,176</b>	

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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).