

62 Kirkdale Crescent Wortley



Three Bedroom Mid Town House Asking price: £154,995

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

Web site
www.kathwells.com

e-mail
sales@kathwells.com

62 Kirkdale Crescent Wortley, LS12 6AS

* LARGE THREE BEDROOM MID TERRACE *
* RECENTLY FITTED BATHROOM SUITE * *
FRONT & REAR GARDENS * * GAS
CENTRAL HEATING * * DOUBLE GLAZING *
* PRIVATE DRIVEWAY TO THE REAR * *
MANY ITEMS OF FURNITURE AVAILABLE
TO PURCHASE FROM THE SELLER * *
CHAIN FREE ON COMPLETION *

Early Internal Viewing is highly recommended for this THREE BEDROOM MID TERRACE property being offered with NO ONWARD CHAIN ON COMPLETION with many items of furniture / electrical items available to purchase from the current owner. Briefly throughout this property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a modern fire place and gas fire, a large FITTED DINING KITCHEN with an ample range of modern units ,TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM and a recently fitted SHOWER ROOM / WC with a modern white suite. Externally the property has an ENCLOSED REAR GARDEN which has been block paved. To the front there is a low maintenance GARDEN. With the added benefits of DOUBLE GLAZING and GAS CENTRAL HEATING this property would make an ideal purchase for a variety of buyers. Local amenities are within walking distance and access to Leeds City Centre and the motorway networks are a short drive away. 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: D

The Property Benefits From:

Popular Residential Location in LS12, Close to Local Amenities, Gas Central Heating, Double Glazing, Recently Fitted Bathroom Suite, Many items available to purchase from the Seller, Off Road Parking, CHAIN FREE ON COMPLETION

The Property Comprises of:

Entrance Hallway, Living Room, Fitted Dining Kitchen, Three Bedrooms, Shower Room / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Access via a glazed front entrance door, central heating radiator, inset ceiling spotlights, stairs to the first floor



Living Room:

11'02" x 12'11" (3.40m x 3.94m)

Double glazed window to the front elevation, central heating radiator, oak fire surround, coal effect gas fire, solid oak floor, television aerial / virgin media / telephone connection points, ceiling coving, inset ceiling spotlights



Fitted Dining Kitchen:

10'05" x 15'09" (3.18m x 4.80m)

A range of modern fitted wall, drawer and base units, complimentary high gloss work surfaces, integral dishwasher, space for a fridge freezer, plumbing for a washing machine, space for a dryer, stainless steel circular sink and drainer, vinyl floor covering, under stairs storage cupboard, double glazed window to the rear elevation, a part glazed door leading to the rear garden (all electrical items are available to purchase from the seller)



Bedroom Two:
9'01" x 10'02" (2.77m x 3.10m)
Double glazed window to the rear elevation, laminated wood floor, central heating radiator, fitted wardrobe and shelves providing useful storage space



Bedroom Three:
5'11" x 7'09" (1.80m x 2.36m)
Double glazed window to the front elevation, central heating radiator, laminated wood floor, inset ceiling spot lights

FIRST FLOOR:

Landing:

Access to the part boarded loft space, inset ceiling spotlights

Bedroom One:

11'03" x 11'00" (3.43m x 3.35m)

Double glazed window to the front elevation, ceiling coving, central heating radiator, inset ceiling spotlights,

Floor Plan 1

Floor Plan 2

Floor Plan 3

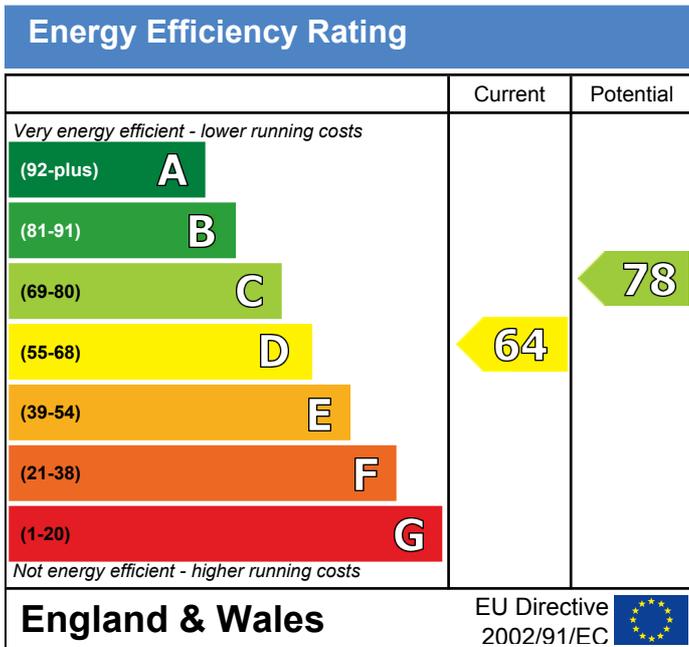
Energy Performance Certificate



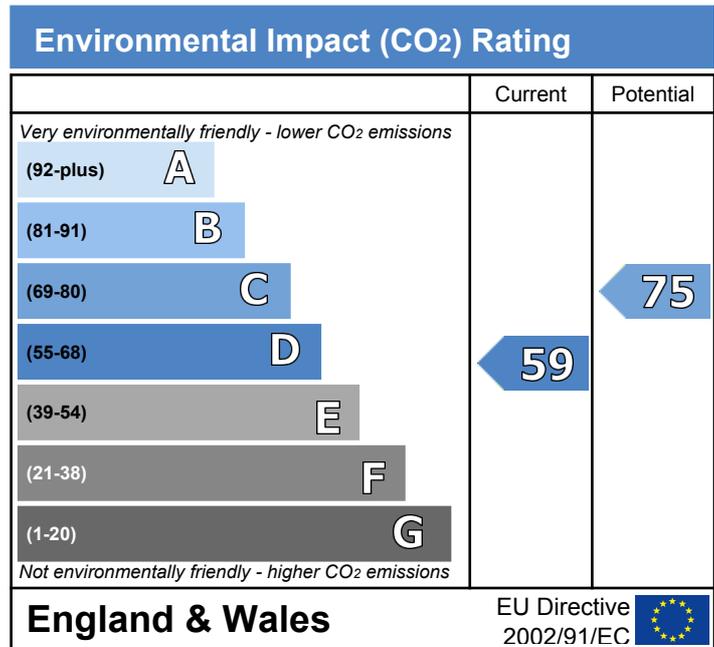
62, Kirkdale Crescent,
LEEDS, LS12 6AS

Dwelling type: End-terrace house
Date of assessment: 12 June 2008
Date of certificate: 12 June 2008
Reference number: 9528-2009-6246-4688-3020
Total floor area: 69 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.



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 will be.



The environmental impact rating is a measure of this 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	301 kWh/m ² per year	188 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.2 tonnes per year
Lighting	£59 per year	£30 per year
Heating	£393 per year	£263 per year
Hot water	£84 per year	£68 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 rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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