

## **8 Oakwell Close Drighlington**



### **Two Bedroom End Town House Offers in the region of: £540**

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## 8 Oakwell Close Drighlington, BD11 1DT

\* TWO BEDROOM END TOWN HOUSE \* \*  
AVAILABLE LATE JUNE \* \* UNFURNISHED  
\* \* GARDENS \* \* DRIVE \* \* CUL- DE -SAC  
LOCATION \* \* SHED \* \* WOOD BURNING  
STOVE \* \* BUILT IN STORAGE \* \* GAS CH \*  
\* DG \* \* MODERN FITTED DINING KITCHEN  
\* FRONT & REAR GARDENS \* \* REQUIRED  
DEPOSIT - £650.00 \*

A WELL MAINTAINED UNFURNISHED TWO  
BEDROOM END TOWN HOUSE available TO  
LET situated in a popular village location within  
walking distance of local amenities. Benefits  
include a MODERN FITTED DINING KITCHEN  
& BATHROOM, GAS CENTRAL HEATING,  
DOUBLE GLAZING, WOOD BURNING  
STOVE, STORAGE CUPBOARDS, GARDEN  
SHED and FRONT & REAR GARDENS. The  
property would make an ideal Let for a variety of  
people wishing to live within commuting distance  
of Leeds / Bradford City centres, the M62 and  
other West Yorkshire motorways. Early internal  
viewing is highly recommended. To arrange a  
viewing contact our office on 0113 2311 033 /  
sales@kathwells.com. EPC Rating: D

### The Property Benefits From:

Wood Burning Stove, Garden Shed, Cul De Sac  
Location, Popular Location in Drighlington  
Village, Gas Central Heating, Double Glazing,  
Garden

### The Property Comprises of:

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

### ACCOMMODATION

(All measurements are approximate)

### GROUND FLOOR:

#### Entrance Hallway:

13'7" x 6'00" (4.14m x 1.83m)



#### Open Plan Living Room: 12'10" x 11'5" (3.91m x 3.48m)



#### Dining Kitchen: 17'06" x 8'08" (5.33m x 2.64m)



### TO THE FIRST FLOOR:

## Landing:

## Bedroom One:

14'06" x 12'04" (4.42m x 3.76m)



## Bedroom Two:

12'05" x 10'03" (3.78m x 3.12m)



## Bathroom / WC:

7'02" x 6'01" (2.18m x 1.85m)



## TO THE OUTSIDE:

## Gardens:



## Drive / Parking:

## APPLICATION FEE(S)

An application fee will be payable on all applications for a tenancy. The fee charged will vary and is dependant upon the number of occupants with an additional fee payable should a guarantor be required. The fee payable will be confirmed to you in writing once your application has been assessed. Our fees are:- Single Occupant: £120, Joint Occupants: £216, Each Additional Occupant thereafter: £96, Guarantor: £96, Company Lets: £348. The Application Fees quoted above are inclusive of VAT (at 20%) and are payable once a tenancy has been agreed with a landlord. Please note that we are unable to process an application for a tenancy until the application fee has been received; an occupant is considered as

## Directions:

From our Gildersome office proceed along Town Street - B6126, turn right onto College Road, right onto the A62, branch left, then at the roundabout take the 6th exit onto the A650 (signposted Bradford), turn right onto Wakefield Road - B6135 and continue. Then left in to Oakwell Road, then right in Oakwell Close, No 8 can be found signified by our TO LET Sign

## Mortgages:

Floor Plan 1

Floor Plan 2

Floor Plan 3

ate



Dwelling type: Semi-detached house  
 Date of assessment: 10 January 2011  
 Date of certificate: 10 January 2011  
 Reference number: 0785-2820-6395-9799-4195  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 69 m<sup>2</sup>

the energy use per square metre of floor area, energy efficiency  
 based on carbon dioxide (CO<sub>2</sub>) emissions.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |             |                            |           |
|---|-------------|----------------------------|-----------|
|   | Potential   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |             |                            |           |
|   | (92 plus) A |                            |           |
|   | (81-91) B   |                            |           |
|   | (69-80) C   |                            |           |
|   | (55-68) D   | 65                         | 72        |
|   | (39-54) E   |                            |           |
|   | (21-38) F   |                            |           |
|   | (1-20) G    |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |             |                            |           |
|   | <b>76</b>   |                            |           |
| ative<br>EC   |             | EU Directive<br>2002/91/EC |           |
| <b>England &amp; Wales</b>                                      |             |                            |           |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**(CO<sub>2</sub>) emissions and fuel costs of this home**

| Current                         | Potential                       |
|---------------------------------|---------------------------------|
| 264 kWh/m <sup>2</sup> per year | 205 kWh/m <sup>2</sup> per year |
| 3 tonnes per year               | 2.4 tonnes per year             |
| £47 per year                    | £36 per year                    |
| £513 per year                   | £390 per year                   |