

36 Gotts Park Avenue Armley



**Two Bedroom Semi Detached
Offers in the region of: £134,995**

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36 Gotts Park Avenue Armley, LS12 2RW

* GOOD SIZED DRIVEWAY ** DETACHED GARAGE ** FRONT & REAR GARDENS ** LOFT INSULATION ** GAS CENTRAL HEATING ** DOUBLE GLAZING ** WELL MAINTAINED THROUGHOUT ** VIEWING ADVISED *
* CHAIN FREE ON COMPLETION *

A VERY WELL MAINTAINED TWO BEDROOM SEMI DETACHED situated in a very popular residential area of Armley, close to local amenities such as shops, schools and bus routes to surrounding areas. Briefly throughout the property comprises of a FRONT ENTRANCE PORCH leading to an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with a feature fire place, a FITTED DINING KITCHEN with an ample range of cabinets and access to the garden, TWO DOUBLE BEDROOMS, one of which has a walk-in wardrobe, and a BATHROOM / WC with a modern white three piece suite. Benefits include DOUBLE GLAZING, GAS CENTRAL HEATING, LOFT INSULATION, GARDENS, OFF STRET PARKING and a DETACHED GARAGE. The property would make an ideal purchase for a variety of buyers wishing to live within reach of Leeds city centre, the M62 and other West Yorkshire motorways yet within walking distance of Gotts Park playing fields / Golf Course and the Leeds / Liverpool Canal. Internal viewing is recommended to avoid disappointment and to fully appreciate the benefits that the property has to offer. Contact our office on 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com to arrange a viewing. EPC Rating: D

The Property Benefits From:

Good Sized Driveway, Detached Garage, Front & Rear Gardens, Gas Central Heating, Double Glazing, Well Maintained Throughout, Viewing Advised, CHAIN FREE.

The Property Comprises of:

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

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Porch:

A uPVC glazed porch with a dwarf wall, part glazed entrance door

Hallway:

A part glazed front entrance door, double glazed window to the side elevation, stairs rising to the first floor, central heating radiator

Living Room:

14'01" x 13'01" (4.29m x 3.99m)

Double glazed window to the front elevation, a fire surround and hearth with a electric inset fire, television and telephone points with connections for Cable TV, central heating radiator, laminated flooring



Fitted Dining Kitchen:

15'05" x 8'05" (4.70m x 2.57m)

Double glazed windows to the rear and side elevation, external door providing access to the side elevation, a range of wall, drawer & base

units, complimentary work surfaces, an inset stainless steel sink and drainer with a mixer tap, gas cooker point, plumbing for an automatic washing machine, good sized dining area, pantry / storage, laminated flooring, central heating radiator



FIRST FLOOR:

Landing:

Double glazed window to the side elevation, access to the first floor accommodation, access to an insulated loft space, central heating radiator

Bedroom One:

14'04" x 12'10" (4.37m x 3.91m)

Double glazed window to the front elevation, central heating radiator, television point, access to a walk-in wardrobe with a double glazed window (could convert to an en-suite subject to building consents)



Bedroom Two:

10'03" x 8'06" (3.12m x 2.59m)

Double glazed window to the rear elevation, television point, central heating radiator



Bathroom / WC:

7'04" x 6'02" (2.24m x 1.88m)

Double glazed window to the side elevation, a white suite comprising of a panelled bath with a MIRA electric shower above, low flush WC, pedestal wash basin, ladder style central heating radiator / towel warmer



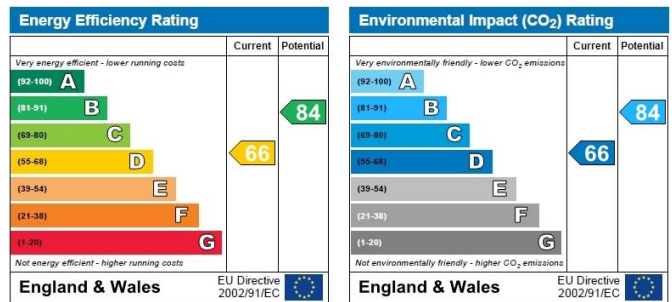
TO THE OUTSIDE:



Driveway / Detached Garage:

A driveway provides useful off street parking and access to a detached single garage with power, light and an up and over door

Gardens Front & Rear:



Directions:

From our Wortley Office proceed up Lower Wortley Road to the mini roundabout, turn left into Upper Wortley Road, continue through the lights at Whingate junction, turn right at the Commercial Pub, cross Armley Town Street into Armley Ridge Road, continue to Stanningley Road, cross Stanningley Road into the continuation of Armley Ridge Road, take the first left hand turning into Gotts Park View and continue to the end where Number 36 can be found signified by our FOR

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

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 buyer waiting for your home.

Reference: 7310 - 17 May 2018

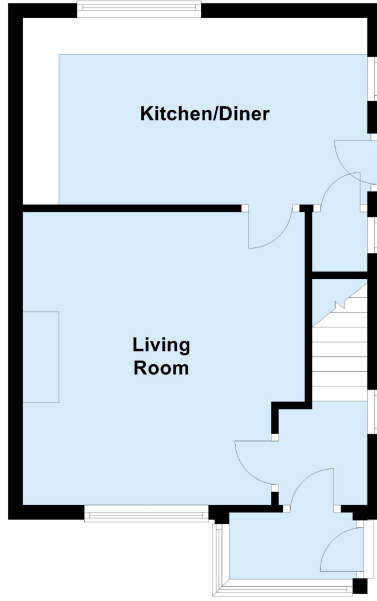
Please note:

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.

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

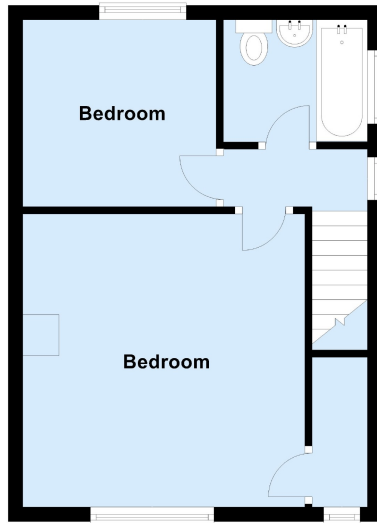
Ground Floor

Approx. 32.8 sq. metres (353.0 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Energy Performance Certificate

36, Gotts Park Avenue, LEEDS, LS12 2RW

Dwelling type: Semi-detached house
Date of assessment: 16 May 2018
Date of certificate: 16 May 2018

Reference number: 8703-4065-1829-7597-7583
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

Use this document to:

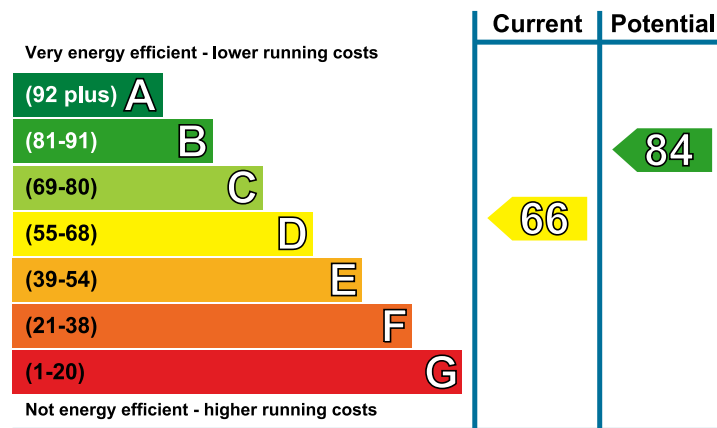
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,001
Over 3 years you could save	£ 351

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 132 over 3 years	
Heating	£ 1,533 over 3 years	£ 1,344 over 3 years	
Hot Water	£ 255 over 3 years	£ 174 over 3 years	
Totals	£ 2,001	£ 1,650	

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	£ 144
2 Low energy lighting for all fixed outlets	£25	£ 69
3 Heating controls (room thermostat)	£350 - £450	£ 60

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.