

19 Wolley Avenue New Farnley

**Three Bedroom Town House
Price: £159,995**

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

19 Wolley Avenue New Farnley, LS12 5DX

*** POPULAR LOCATION * * FITTED
WARDROBES & STORAGE * * GUEST WC * *
GENEROUS GARDENS * * GOOD SIZED
ROOMS * * CENTRAL HEATING * * DOUBLE
GLAZING * * VIEWING ADVISED ***

An ideal property for a variety of buyers! A THREE DOUBLE BEDROOM TOWN HOUSE situated in a popular residential area of New Farnley with the benefits of DG & Gas CH and FITTED WARDROBES / STORAGE. Briefly throughout the property comprises of a HALLWAY with stairs rising to the first floor, a GUEST WC with a white suite, a through LIVING ROOM with a DINING AREA and French doors opening onto the rear garden, a KITCHEN with access to the Garden, THREE GOOD SIZED DOUBLE BEDROOMS (one of which has a range of FITTED BEDROOM FURNITURE), and a BATHROOM / WC with a white suite and a shower above the bath. Externally there are GARDENS to the front and rear. Local amenities and well regarded schools are within walking distance. Leeds City centre and the motorway networks are a short drive away. Internal viewing can be arranged by contacting the office on 0113 252 3322 / 0113 231 1033 / 01274 / sales@kathwells.com. EPC Rating: D

The Property Benefits From:

Solid Fuel Fire, Gas Central Heating, Double Glazing, Gardens, Fitted Wardrobes & Storage, Popular Location, Close to Local Amenities

The Property Comprises of:

Hallway, Living Room / Dining Area, Fitted Kitchen, Guest WC, Three Double Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Access via a front entrance door, double glazed window to the front elevation, central heating radiator

Guest WC:

Double glazed window to the front elevation, a white suite comprising of a low flush WC and a corner sink

Living Room with Dining Area:

Double glazed window to the front elevation, double glazed French doors to the rear elevation (opening onto the garden), television and telephone points (with connections for Cable), fireplace and hearth with a solid fuel fire, central heating radiator, ample space for a dining table and chairs

Fitted Kitchen:

Double glazed window to the rear elevation, a part glazed rear entrance door, a range of fitted wall, drawer & base units, complimentary work surfaces, an inset stainless steel sink and drainer, space for a range style oven with a five burner gas hob, plumbing for an automatic washing machine and a dishwasher, space for a fridge / freezer, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to an insulated loft space via a pull down loft ladder, storage cupboard

Bedroom One:

Double glazed window to the rear elevation, original fire place, a range of fitted / built in wardrobes and drawers providing useful storage and hanging space, central heating radiator

Bedroom Two:

Double glazed window to the front elevation, central heating radiator

Bedroom Three:

Double glazed window to the rear elevation, central heating radiator, storage cupboard

Bathroom / WC:

Double glazed window to the front elevation, a white suite comprising of a panelled bath with a shower above and a glazed side screen, wash basin, low flush WC, storage cupboard, central heating radiator, extractor fan, tiling to the walls

TO THE OUTSIDE:

Gardens:

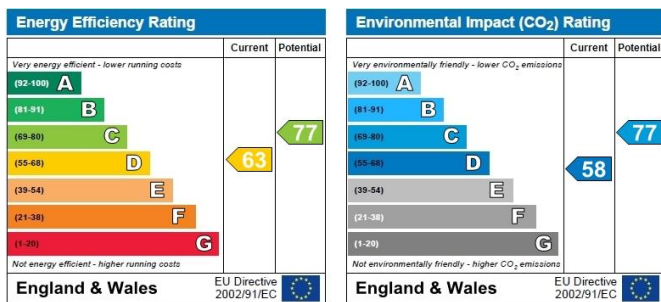
The front garden has a good sized lawn. There is a shared passage through to the generous rear garden (shared with the property at number 17 only). The rear garden is private and enclosed and has a paved patio / seating area, planted beds, a good sized lawn, an outside tap and a garden shed.

Reference: 7740 - 08 February 2019

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



Directions:

From our Wortley office proceed down Lower Wortley Road, at the traffic lights continue across into Branch Road, at the 'T' junction turn right into Whitehall Road and continue, turn right into Wolley Avenue where number 19 can be found signified by our FOR SALE SIGN

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

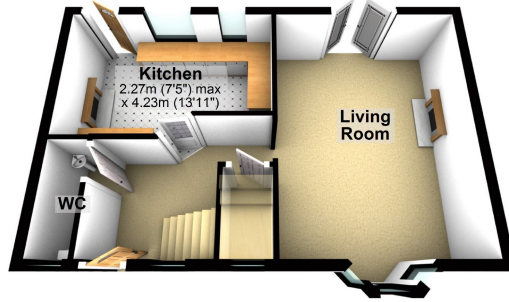
E-mail: sales@kathwells.com

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.

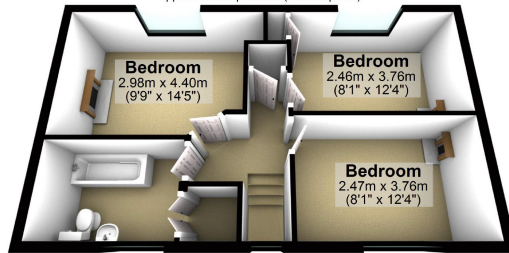
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Energy Performance Certificate

19, Wolley Avenue, LEEDS, LS12 5DX

Dwelling type: Mid-terrace house
Date of assessment: 08 August 2015
Date of certificate: 08 August 2015

Reference number: 8707-5284-8529-1706-2853
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 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:	£ 2,805
Over 3 years you could save	£ 294

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 162 over 3 years	
Heating	£ 2,232 over 3 years	£ 2,130 over 3 years	
Hot Water	£ 321 over 3 years	£ 219 over 3 years	
Totals	£ 2,805	£ 2,511	

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

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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 (solid floor)	£4,000 - £6,000	£ 114
2 Low energy lighting for all fixed outlets	£30	£ 78
3 Solar water heating	£4,000 - £6,000	£ 102

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.