

40 Whincover Gardens Old Farnley



Three Bedroom Town House Offers in the region of: £119,995

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

40 Whincover Gardens Old Farnley, LS12 5DA

IDEAL FOR A FTB / LANDLORD ** FITTED WARDROBES **
AMPLE STORAGE ** DOUBLE GLAZING ** GAS CENTRAL
HEATING ** GARDENS FRONT & REAR ** VARIOUS ITEMS /
WHITE GOODS INCLUDED SUBJECT TO OFFER *

This property would make an ideal purchase for either a Young Family, a First Time Buyer or a Landlord (possible rental income CIRCA £595.00pcm). Situated amidst similar style property and close to local amenities and well regarded schools early viewing is highly recommended. Briefly throughout the accommodation comprises of a HALLWAY with access to the ground floor accommodation and stairs to the first floor, a GUEST WC, a LIVING ROOM, a FITTED DINING KITCHEN with access to the rear garden, TWO DOUBLE BEDROOMS (one of which has FITTED WARDROBES), a LARGE SINGLE BEDROOM and a BATHROOM / WC with a white suite and a shower over the bath. Externally there are GOOD SIZED GARDENS to the front and rear. Internal viewings can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com. EPC Rating: C

The Property Benefits From:

Ideal for a FTB / Landlord, Some Items Of Furniture / Appliances Included Subject To Offer, Fitted Wardrobes, Ample Storage, Gas CH, DG, Gardens Front & Rear

The Property Comprises of:

Hallway, Guest WC, Living Room, Fitted Dining Kitchen, Two Double Bedrooms, Large Single Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Access via a front entrance door, storage cupboard, stairs rising to the first floor, central heating radiator

Guest WC:

Double glazed window, low flush WC, storage area

Living Room:

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



Fitted Dining Kitchen:

Kitchen Area: Double glazed window to the rear elevation, a part glazed entrance door, a range of fitted wall, drawer & base units, complimentary work surfaces, an inset stainless steel sink and drainer, gas cooker point, plumbing for an automatic washing machine and dishwasher, space for a fridge / freezer, various items / white goods may be included subject to offer
Dinning / Sitting Area: Double glazed window to the rear elevation, central heating radiator, laminated flooring





FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to an insulated loft space

Bedroom One:

Double glazed window to the rear elevation, central heating radiator, built in storage cupboard, a range of fitted wardrobes



Bedroom Two:

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



Bedroom Three:

Double glazed window to the front elevation, central heating radiator, built in storage cupboard



Bathroom / WC:

Double glazed window to the front elevation, a white suite comprising of a panelled bath with an electric shower above and a glazed side screen, wash basin set onto a vanity unit, low flush WC, central heating radiator



TO THE OUTSIDE:



Gardens:

To the front the garden is enclosed by fencing and a hedge and has an artificial lawn, grassed areas and low maintenance areas. To the rear the garden is enclosed by fencing and has a lawn, an area planted with shrubs, two garden shed and an outside tap.

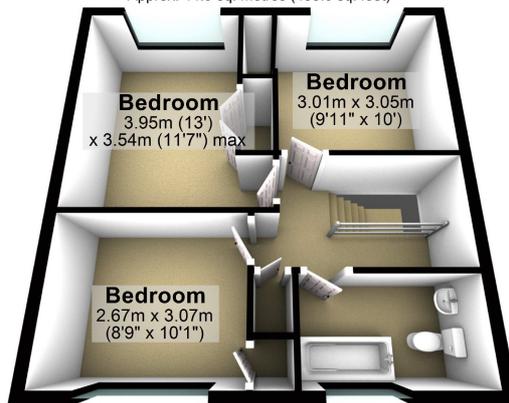
Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



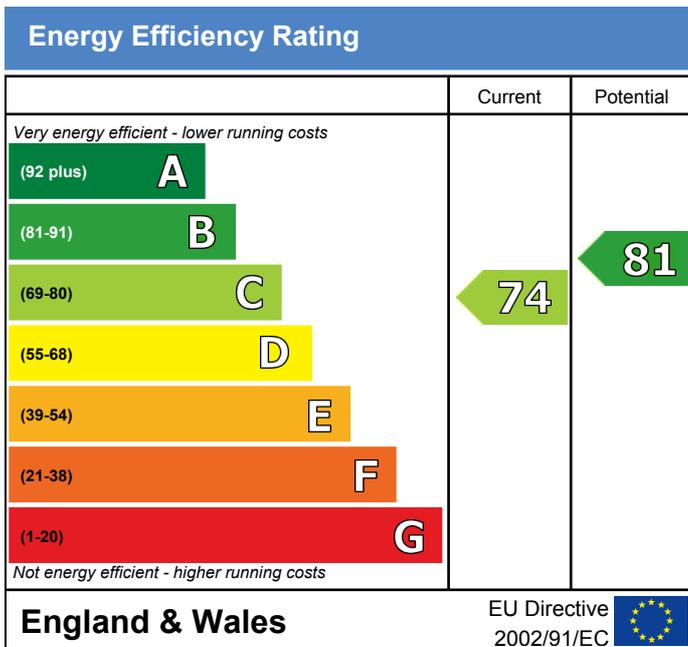
Energy Performance Certificate



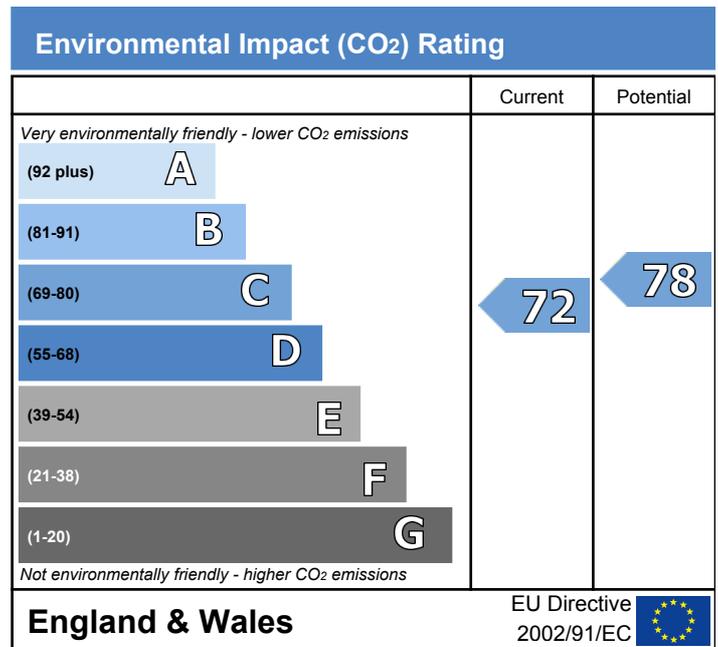
40, Whincover Gardens,
LEEDS,
LS12 5DA

Dwelling type: Mid-terrace house
Date of assessment: 25 August 2009
Date of certificate: 25 August 2009
Reference number: 2758-2022-6258-6161-6054
Total floor area: 94 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 are likely to 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	185 kWh/m ² per year	145 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.3 tonnes per year
Lighting	£94 per year	£47 per year
Heating	£386 per year	£340 per year
Hot water	£124 per year	£100 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.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

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**

Certification mark