

9 Lansdowne Street Wortley



**Two Bedroom End Terrace
Offers in the region of: £89,995**

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Wortley
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9 Lansdowne Street Wortley, LS12 4BP

* TWO GOOD SIZED BEDROOMS * * OFF STREET PARKING * * NEW DAMP PROOF COURSE * * RECENTLY DECORATED * * DG * CH * * CHAIN FREE ON COMPLETION * * ALARM * * ENCLOSED REAR GARDEN * * VIEWING ADVISED * *

An ideal purchase for either a FIRST TIME BUYER or a LANDLORD; this property benefits from having been DECORATED THROUGHOUT and has a NEW DAMP PROOF COURSE, DG & CH and is being sold CHAIN FREE ON COMPLETION. Briefly throughout the accommodation comprises of a LIVING ROOM with a fireplace and hearth, a good sized FITTED DINING KITCHEN with an ample number of cabinets and space for a dining table and chairs, TWO GOOD SIZED BEDROOMS and a BATHROOM / WC with a white suite and a shower over the bath. Externally there is an ENCLOSED GARDEN AREA to the rear and OFF STREET PARKING to the side. Local amenities are close to hand; well regarded schools are a short walk away. Leeds City centre and the motorway networks are a short drive away. Internal viewing can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com. EPC Rating: E

The Property Benefits From:

Off Street Parking, Enclosed Rear Garden, Chain Free On Completion, Recently Decorated Throughout, New Damp Proof Course, DG & CH, Security Alarm

The Property Comprises of:

Living Room, Fitted Dining Kitchen, Two Good Sized Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Living Room:

Access via a recently fitted part glazed front entrance door, double glazed window to the front elevation, fireplace and hearth with an

inset electric fire, television and telephone points, laminated flooring, central heating radiator



Fitted Kitchen:

Double glazed window to the rear elevation, an external door providing access to the rear, a range of fitted wall, drawer & base units, complimentary work surfaces, an inset stainless steel sink and drainer with a mixer tap, plumbing for an automatic washing machine, four ring electric hob with an extractor above, built under electric oven / grill, a good sized under-stairs storage cupboard, ample space for a dining table and chairs, central heating radiator, stairs rising to the first floor





FIRST FLOOR:

Landing:

Access to an insulated loft space and to the first floor accommodation

Bedroom One:

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



Bedroom Two:

Double glazed window to the rear elevation, central heating radiator



Bathroom / WC:

Double glazed window to the rear elevation, a white suite comprising of a panelled bath with an electric shower above, pedestal wash basin, low flush WC, central heating radiator, tiling to the bath and shower area



TO THE OUTSIDE:



Drive / Off Road Parking:

Double gates provide access to hard-standing which provides useful off street parking

Garden:

There is an enclosed low maintenance garden area to the rear of the property



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

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: 7812 - 12 March 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!!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	56
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Directions:

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, continue across, at the second mini roundabout turn left into Amberley Road and then take the first right in to Lansdowne Street where number 9 can be found on the left hand side signified by our FOR SALE SIGN

Energy Performance Certificate



9, Lansdowne Street
LEEDS
LS12 4BP

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Total floor area:

End-Terrace house
08 September 2009
09 September 2009
8900-9186-8720-3306-8113
63 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential			
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>						<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
		58		46			45	56
England & Wales EU Directive 2002/91/EC						England & Wales EU Directive 2002/91/EC		

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 a 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	443 kWh/m ² per year	340 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	3.5 tonnes per year
Lighting	£58 per year	£32 per year
Heating	£762 per year	£618 per year
Hot water	£98 per year	£84 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 help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk