

26 Clover Court Calverley



Three Bedroom Semi Detached : £870

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26 Clover Court Calverley, LS28 5SY

* AVAILABLE EARLY DECEMBER * * PART FURNISHED * * THREE BEDROOMS * * FITTED WARDROBES * * WHITE GOODS * * GARDENS * * OFF STREET PARKING * * EXTENDED TO REAR * * SECURITY BOND £1,000 *

Early internal viewing is highly recommended for this THREE BEDROOM EXTENDED SEMI DETACHED property situated in a popular residential area of Calverley. The property is being let out PART FURNISHED to include WHITE GOODS, a THREE PIECE SUITE, DINING TABLE & CHAIRS, TWO BEDS and BEDROOM FURNITURE. Briefly throughout the property comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with a fire place, an EXTENDED DINING KITCHEN with an ISLAND BREAKFAST BAR and patio doors opening on to the REAR GARDEN, TWO DOUBLE BEDROOMS with FITTED WARDROBES to the master, a further SINGLE BEDROOM and a BATHROOM / WC with a shower above the bath. Externally the property has OFF STREET PARKING for several cars and GARDENS to the front and rear. Local amenities and WELL REGARDED SCHOOLS are within walking distance. Leeds and Bradford City centres are a short commute away. Viewings can be arranged by contacting the office on 01274 610 787 / 0113 252 3322 / 0113 231 1033 / sales@kathwells.com. SECURITY BOND £1,000, EPC Rating: D

The Property Benefits From:

Fitted Wardrobes, Kitchen White Goods, Part Furnished (Dining Table & Chairs, Two Beds, 3 Piece Suite), DG & CH, Gardens, Off Street Parking

The Property Comprises of:

Hallway, Living Room, Extended Dining Kitchen, Two Double Bedrooms, One Single Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Living Room:

15'01" x 12'01" (4.60m x 3.68m)



Extended Dining Kitchen: 20'08" x 15'08" (6.30m x 4.78m)



FIRST FLOOR:

Bedroom One:

12'05" x 10'01" (to fitted wardrobes) (3.78m x 3.07m (to fitted wardrobes))



Bedroom Two:

11'09" x 9'08" (3.58m x 2.95m)



Bedroom Three:
10'05" x 6'04" (3.18m x 1.93m)

Bathroom / WC:
7'09" x 5'07" (2.36m x 1.70m)



TO THE OUTSIDE:

Gardens:



Parking:

Permitted payment(s):

As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

- i) A Holding Deposit: capped at 1 week's rent
- ii) A Security Deposit: capped at five weeks' rent

During the tenancy:

- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably incurred costs for the loss of keys/security devices

Directions:

From our Greengates office proceed to the traffic lights, turn right into New Line and continue towards Calverley, turn right into Clover Court where number 26 can be found signified by our TO LET SIGN

Mortgages:

Reach 4 Mortgage 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, Reach 4 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 Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau 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: 5868 - 01 October 2019

Floor Plan 1

Floor Plan 2

Floor Plan 3

Energy Performance Certificate


26, Clover Court, Calverley, PUDSEY, LS28 5SY

Dwelling type: Detached house
Date of assessment: 19 January 2016
Date of certificate: 19 January 2016
Reference number: 8904-6814-3129-5997-1963
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

Use this document to:

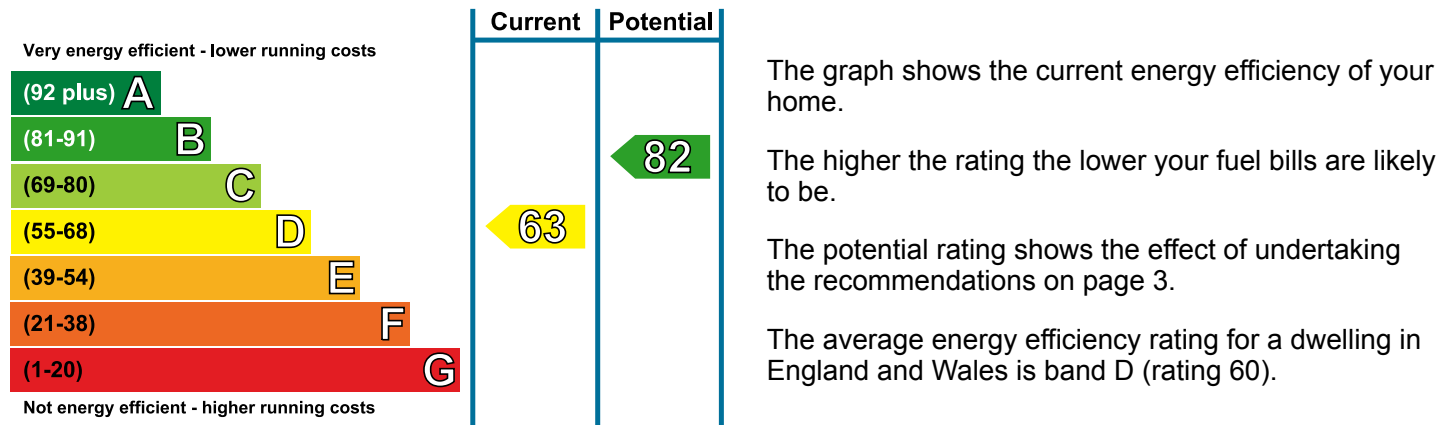
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,883
Over 3 years you could save	£ 708



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 165 over 3 years	
Heating	£ 2,196 over 3 years	£ 1,752 over 3 years	
Hot Water	£ 432 over 3 years	£ 258 over 3 years	
Totals	£ 2,883	£ 2,175	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 231	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150	
3 Low energy lighting for all fixed outlets	£35	£ 75	

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.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.