

28 Saxstead Rise Wortley



Two Bedroom Ground Floor Apartment Offers in the region of: £94,995

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28 Saxstead Rise Wortley, LS12 4ND

* CHAIN FREE ON COMPLETION * * IDEAL BUY TO LET (potential rental income of £600 per month) / FIRST TIME BUY * * GROUND FLOOR APARTMENT * * DEDICATED PARKING SPACE * * COMMUNAL GARDENS * * GAS CENTRAL HEATING * * DOUBLE GLAZING * VIEWING ADVISED *

Offering READY TO MOVE INTO accommodation ideal for the professional person or couple alike is this inviting GROUND FLOOR BEDROOM APARTMENT available to purchase with NO ONWARD CHAIN ON COMPLETION. Briefly throughout the property comprises of a COMMUNAL ENTRANCE HALLWAY with an intercom access system, a PRIVATE HALLWAY with a storage cupboard, OPEN PLAN LIVING ROOM / FITTED KITCHEN, TWO BEDROOMS and a modern BATHROOM / WC. Externally the property is set in communal shared and maintained grounds with PRIVATE / ALLOCATED PARKING and use of visitor parking spaces.

Close to local amenities such as shops, schools and bus routes / transport links to surrounding areas make this ideal for a buyer wishing to live within commuting distance of Leeds / Bradford City centres, the M62 and other West Yorkshire motorways. Viewing is highly recommended to fully appreciate the spacious living accommodation and to avoid disappointment. Contact our office on 0113 2311 033 or sales@kathwells.com to arrange a viewing.

EPC Rating: C

The Property Benefits From:

Fitted Wardrobes, Double Glazing, Gas Central Heating, Allocated Parking, Ideal First Time Buy / Buy To Let, Popular Location, Convenient for Leeds City Centre, Walking Distance to Local Amenities, CHAIN FREE ON COMPLETION

The Property Comprises of:

Entrance Hallway, Open Plan Living Room / Kitchen Area, Two Bedrooms, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

Communal Hallway:

A shared access with a security intercom, wood front entrance door providing access to the apartment

Entrance Hallway:

Storage cupboards, central heating radiator, laminated wood floor

Open Plan Living Room / Fitted Kitchen:



Living Room:

Double glazed bay window to the front elevation, television aerial / SKY / telephone points, central heating radiator



Kitchen:

Double glazed window to the side elevation, a modern range of fitted wall, drawer and base units, complimentary work surfaces, plumbing for a washing machine, built under fan assisted electric fan oven, four ring stainless steel gas hob, space for a fridge / freezer, inset stainless steel sink and

drainer with a mixer tap, ceramic tiling to the splash backs, inset ceiling spot lights, central heating radiator, laminated wood floor



Bedroom One:

Double glazed window to the front elevation, fitted wardrobe, central heating radiator, laminated wood floor



Bedroom Two:

Double glazed window to the side elevation, central heating radiator



Bathroom / WC:

A modern three piece suite comprising of a panelled bath with a shower over, a hand wash basin and a low flush WC, central heating radiator, extractor fan, tiled floor



TO THE OUTSIDE:

Communal Gardens:

The property has the use of shared communal gardens



Parking:

The property has the benefit of a dedicated parking space



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?

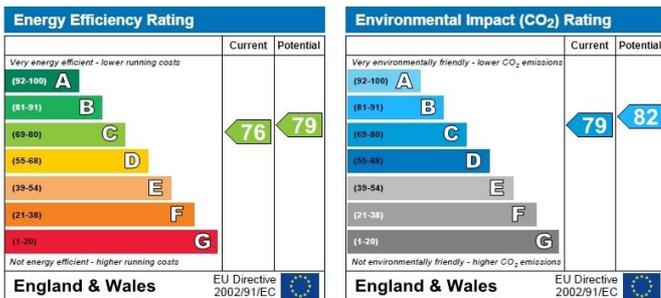
Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

Reference: 8000 - 08 October 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!!



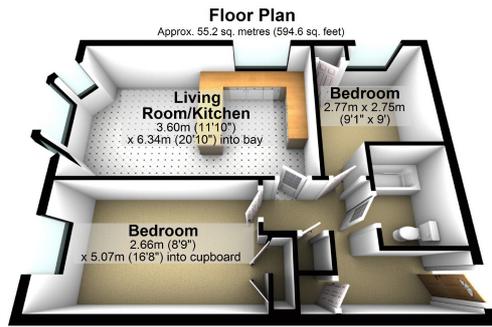
Floor Plans:

Directions:

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, turn left into Upper Wortley Road and right into the new development. Number 28 Saxstead Rise can be found signified by our For Sale Sign.

Mortgages:

Floor Plan 1



Floor Plan 2

Floor Plan 3

Energy Performance Certificate

28, Saxstead Rise, LEEDS, LS12 4ND

Dwelling type: Ground-floor flat
Date of assessment: 15 July 2019
Date of certificate: 16 July 2019

Reference number: 0262-2855-7534-9691-9091
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 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:	£ 1,284
Over 3 years you could save	£ 177

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 150 over 3 years	
Heating	£ 777 over 3 years	£ 726 over 3 years	
Hot Water	£ 231 over 3 years	£ 231 over 3 years	
Totals	£ 1,284	£ 1,107	

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

Band	Score Range	Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Very energy efficient - lower running costs

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 (suspended floor)	£800 - £1,200	£ 66
2 Low energy lighting for all fixed outlets	£30	£ 114

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.