



170 Blue Hill Lane

Wortley, Leeds, LS12 4NZ

£1,000



* NEW TO LET ** UNFURNISHED ** GAS CH ** UPVC DG * LARGE REAR GARDEN ** RE DECORATED ** MUST BE VIEWED ** AVAILABLE NOW ** IDEAL FAMILY LET ** BOND £1,200.00

A deceptively spacious TWO BEDROOM DETACHED BUNGALOW, ready to move in to. The benefits include DOUBLE GLAZING, GAS CENTRAL HEATING, a LARGE REAR GARDEN, NEW FRONT DOOR, OFF STREET PARKING,

Briefly throughout the accommodation comprises of an ENTRANCE HALLWAY with access to all rooms, a large LIVING ROOM with a fireplace and hearth, a DINING KITCHEN with ample space for a table and chairs, a UTILITY ROOM with external access to the rear garden and plumbing for an automatic washing machine, TWO DOUBLE BEDROOMS (one of which has a range of fitted wardrobes), a BATHROOM with a shower over the bath, and a SEPARATE WC.

Externally there are mature gardens to the front and rear. The front garden is enclosed by a hedge and has a lawn. The rear garden is quite large and is mainly laid to lawn with mature planting, hedging and borders. Local amenities, well regarded schools, and bus routes to surrounding areas are all within walking distance. Leeds City centre, the M621 motorway network and Bramley Railway Station are all a short drive away making the major commercial centre of West Yorkshire and easy commute.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Council Tax Band: C / EPC Rating: D



GROUND FLOOR:

Entrance Hallway:

Living Room:

fireplace and hearth with an electric fire, re decorated and a new carpet .

Dining Kitchen:

Double glazed windows, a range of wall, drawer & base units, work surfaces, stainless steel sink and drainer, cooker point, space for a fridge / freezer, ample space for a dining / breakfast table and chairs, storage cupboard / pantry

Utility Room:

Double glazed window, external door giving access to the rear garden, plumbing for an automatic washing machine

Bedroom One:

Double glazed window, a range of fitted wardrobes, central heating radiator, re decorated and a new carpet

Bedroom Two:

Double glazed window, central heating radiator, re decorated and a new carpet

Bathroom:

Double glazed window, a coloured suite comprising of a paneled bath with a shower above, wash basin, central heating radiator

Separate WC:

Double glazed window, low flush WC

TO THE OUTSIDE:

Gardens: Rear

A large rear garden which has had £12,000 spent to level and lawn the rear garden leaving it mainly laid to lawn with some planting and mature borders. There is a greenhouse, garden buildings and access to an under-house storage area with a new door fitted for access.

Gardens Front

The front garden is enclosed by a hedge and has a lawn

Off Street Parking / Drive & Garage:

A gated driveway provides useful off street parking and access to a single detached garage which has power and light

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2020-3109-3050-8203-1701>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

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
- iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Other permitted payments may include:

- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

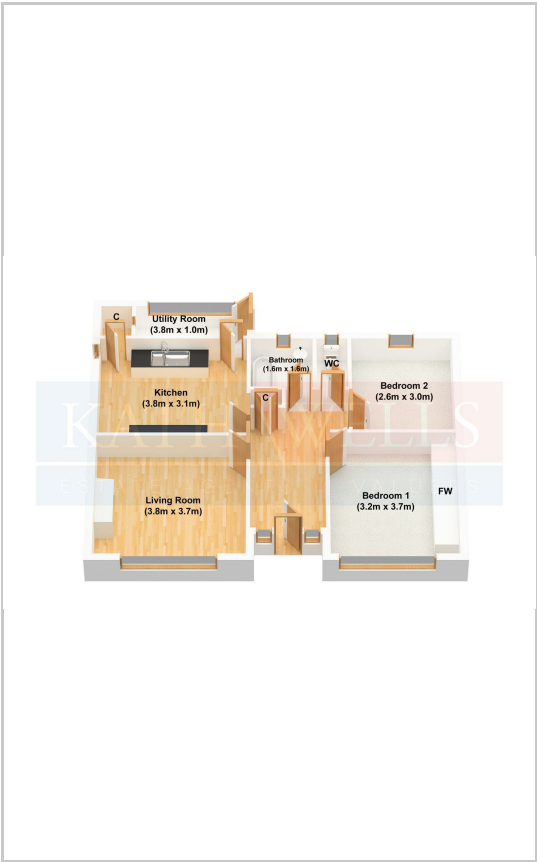
Security Bond:

Security Bond Required £1,200.00

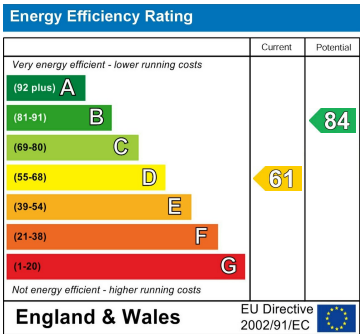
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.