

13 Bangor Grove Wortley



Two Bedroom End Terrace Reduced to: £101,995

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13 Bangor Grove Wortley, LS12 5PR

* END TERRACE * * TWO DOUBLE BEDROOMS * * STUDY AREA * * LARGE CONVERTED CELLARS * * DOUBLE GLAZING * * GAS CENTRAL HEATING * * POPULAR LOCATION * * CONVENIENT FOR LEEDS CITY CENTRE * * VIEWING ADVISED *
* POTENTIAL RENTAL INCOME £500.00 TO £550.00 pcm *

Internal viewing is highly recommended for this TWO BEDROOM TERRACED PROPERTY situated in a POPULAR RESIDENTIAL AREA OF WORTLEY

Briefly throughout the property has an ENTRANCE HALLWAY with stairs to the first floor and access to the cellar, a good sized LIVING ROOM, a FITTED KITCHEN with a breakfast bar, TWO DOUBLE BEDROOMS, a STUDY AREA and a BATHROOM / WC with a white suite and a shower above the bath. The property is conveniently located for access to local amenities, well regarded primary schools and bus routes to surrounding areas. Leeds City centre and the M621 motorway are a short drive away. Internal viewing can be arranged by contacting the office on 0113 231 1033 sales@kathwells.com. EPC Rating: E

The Property Benefits From:

Popular Location, Good Sized Rooms, Gas Central Heating, Double Glazing, Fridge/Freezer, Close to Local Amenities. MUST BE VIEWED.

The Property Comprises of:

Living Room, Fitted Kitchen, Converted Cellars, Two Bedrooms, Study Area / Room Three, Bathroom / WC.

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Access via a front entrance door, stairs to the first floor



Living Room:

12'02" x 15'11" (3.71m x 4.85m)

Double glazed windows to two elevations, a feature fire place, central heating radiator, television point



Kitchen:

12'01" x 7'01" (3.68m x 2.16m)

Double glazed window, a modern range of fitted wall, drawer & base units, complimentary work surfaces, breakfast bar, built under electric oven, four ring gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, an inset stainless steel sink and drainer with a mixer tap



Bedroom One:

13'02" x 12'07" (4.01m x 3.84m)

Double glazed window, central heating radiator



Cellars:

A useful storage area with a tiled floor and inset spotlights to the ceiling



FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs to the second floor

Bathroom / WC:

11'11" x 6'01" (3.63m x 1.85m)

Double glazed window, a white suite comprising of a panelled bath with a shower above and a side shower screen, pedestal wash basin, low flush WC, central heating radiator



SECOND FLOOR:

Bedroom Two:

12'01" x 8'09" (3.68m x 2.67m)

Double glazed window, central heating radiator



Study Room / Area:

12'01" x 8'09" (3.68m x 2.67m)

TO THE OUTSIDE:



Garden Frontage:

Wall Border with small garden frontage.

Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, continue across into Branch Road, left onto Branch Street and right onto Bangor Grove where number 13 can be found signified by our FOR SALE SIGN

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 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: 5877 - 06 March 2018

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 Performance Certificate



13, Bangor Grove, LEEDS, LS12 5PR

Dwelling type: End-terrace house

Date of assessment: 22 May 2014

Date of certificate: 22 May 2014

Reference number: 8034-6925-8960-3602-1926

Type of assessment: RdSAP, existing dwelling

Total floor area: 110 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

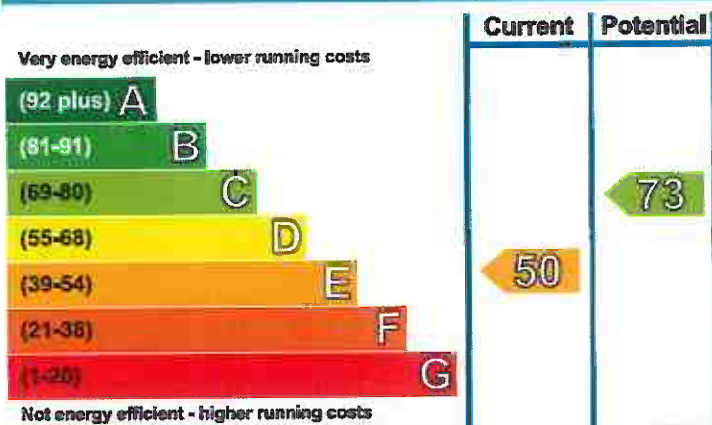
Estimated energy costs of dwelling for 3 years:	£ 4,314
Over 3 years you could save	£ 1,263

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 183 over 3 years	
Heating	£ 3,678 over 3 years	£ 2,646 over 3 years	
Hot Water	£ 372 over 3 years	£ 222 over 3 years	
Totals	£ 4,314	£ 3,051	

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



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).

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 Internal or external wall insulation	£4,000 - £14,000	£ 666	✓
2 Low energy lighting for all fixed outlets	£40	£ 66	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 447	✓

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.