

## **19 Gomersall House**



**OWN 25% SHARE: One Bedroom First Floor  
Apartment  
Asking price: £17,000**

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Leeds  
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## 19 Gomersall House , BD11 1DB

\* ONE BEDROOM FIRST FLOOR  
APARTMENT \*\* AVAILABLE TO OVER 55's  
\*\* 25% SHARE \*\* DOUBLE GLAZING \*\*  
ELECTRIC HEATING \*\* COMMUNAL  
GARDENS & PARKING \*\* WELL  
PRESENTED THROUGHOUT \*\* VIEWING  
ADVISED \*

An opportunity has arisen to purchase a 25% share in this ONE BEDROOM FIRST FLOOR APARTMENT situated in a popular purpose built residential development in Drighlington. Potential buyers would have to be aged 55 or over and would pay rent & service charge on the un-purchased 75% share of the property (£221.04 pcm). Briefly throughout this property comprises of a HALLWAY with a large storage cupboard, a LIVING ROOM, a FITTED KITCHEN with ample cabinets, a good sized Double Bedroom with Fitted Wardrobes and a BATHROOM / WC with a separate tiled shower cubicle with electric shower. Externally there are COMMUNAL GARDENS and SHARED PARKING SPACES. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 0133 / 0113 252 3322 / 01274 610 787 / sales@kathwells.com. EPC Rating: B

### The Property Benefits From:

Good Sized Rooms, Electric Heating, Double Glazing, Popular Location, Close to Local Amenities, Communal Gardens,

### The Property Comprises of:

Entrance Hallway, Living Room, Fitted Kitchen, Bedroom, Bathroom / WC

### ACCOMMODATION

(All measurements are approximate)

### Communal Entrance

Entrance via a secure keypad entry door. Stairs and lift leading to first floor

### Entrance Hallway:

A good sized hallway with storage cupboards

### Living Room:

15'11" x 9'03" (4.85m x 2.82m)

Double glazed window to front elevation, feature fire surround with coal effect electric fire, ceiling coving, television point with connections for Sky



### Fitted Kitchen:

8'00" x 7'04" (2.44m x 2.24m)

A range of fitted wall, drawer and base units, complimentary work surfaces, inset stainless steel 1¼ bowl sink and drainer, built under electric oven / grill, four ring electric hob, extractor hood above, plumbing for automatic washing machine, space for a fridge / freezer





**TO THE OUTSIDE:**

**Communal Gardens:**

The property has the benefit of communal gardens and a clothes drying area. There is a lawned garden directly outside the apartment building



**Shared Parking:**

The property has the benefit of shared parking spaces

**Bedroom:**

**10'01" x 9'10" (3.07m x 3.00m)**

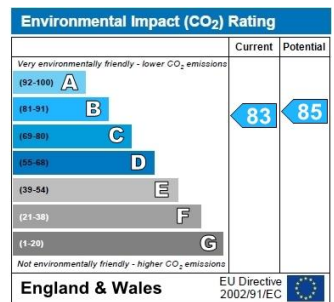
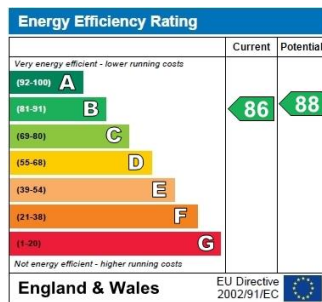
Double glazed window to the front elevation, fitted wardrobes



**Bathroom / WC:**

**6'00" x 8'02" (1.83m x 2.49m)**

Four piece bathrooms suite comprising of panelled bath, sink with vanity unit under, low flush WC, shower cubicle with electric shower, fully tiled walls, tiled flooring, ladder style radiator



**Directions:**

From our Wortley office proceed down Lower Wortley Road to the traffic lights, proceed across into Branch Road, at the lights turn right into Whitehall Road and continue to Drighlington traffic lights, proceed across, turn left into Station Road, right into West Street and right into Cavendish Approach where Flat 19, Gomersall House can be found

**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](http://www.kathwells.com)

**E-mail:** [sales@kathwells.com](mailto: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:** 7492 - 04 February 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.

# Energy Performance Certificate

**Flat 19 Gomersall House, Cavendish Approach, Drighlington, BRADFORD, BD11 1DB**

**Dwelling type:** Mid-floor flat      **Reference number:** 8314-7921-2900-0739-7996  
**Date of assessment:** 11 September 2014      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 18 September 2014      **Total floor area:** 35 m<sup>2</sup>

## 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

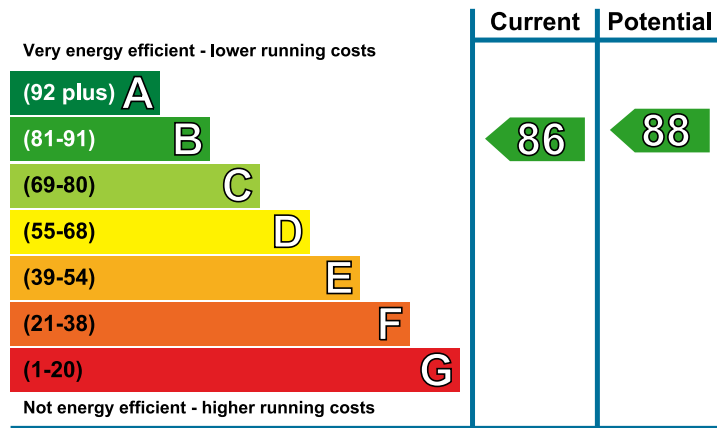
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 666</b>
<b>Over 3 years you could save</b>	<b>£ 69</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 165 over 3 years	£ 165 over 3 years	
Hot Water	£ 390 over 3 years	£ 321 over 3 years	
<b>Totals</b>	<b>£ 666</b>	<b>£ 597</b>	

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



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 Heat recovery system for mixer showers	£585 - £725	£ 69

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.