

10 Chestnut Gardens Wortley



Three Bedroom Detached Bungalow Offers in the region of: £280,000

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10 Chestnut Gardens Wortley, LS12 4LP

OPEN TO OFFERES !!! * VIRTUAL TOUR AVAILABLE * * READY TO MOVE INTO * * NEWLY DECORATED THROUGHOUT * * NEW INTERNAL DOORS * * LUXURY BATHROOM & FITTINGS * * DETACHED SINGLE GARAGE * * GOOD SIZED PRIVATE & WELL STOCKED GARDENS * * CONSERVATORY *

Situated on a development with similar style properties, this well presented bungalow is well worth a closer look. All rooms are of a generous size and the bungalow is ready for you to just move in and make it your own.

The ENTRANCE VESTIBULE leads through to a light and airy spacious LIVING ROOM with a fireplace and hearth and an inset living flame fire. The living room has patio doors which open onto the CONSERVATORY / DINING AREA which overlooks a lovely enclosed side garden. The FITTED KITCHEN has an ample range of units providing plenty of storage. There are TWO DOUBLE BEDROOMS, a further (large) SINGLE BEDROOM and a RECENTLY FITTED BATHROOM / WC with a LUXURY white suite, a shower over the bath and a vanity sink and WC.

To the side of the property there is a DRIVEWAY which provides useful OFF STREET PARKING and access to a detached SINGLE GARAGE with power and light.

The gardens surround the property to three sides; to the front there is an attractive lawn with mature trees and ornamental planting. A pretty and well stocked SIDE GARDEN has two lawns, ample seating areas, a garden shed and a greenhouse. It is easy to see that over the years a great deal of thought has gone into its design, and it is a

The Property Benefits From:

DG & CH, Gardens, Off Street Parking, Single Garage, New Internal Doors, Newly Decorated Throughout

The Property Comprises of:

Entrance Vestibule, Living Room, Conservatory (with Dining Area), Fitted Kitchen, Inner Hallway, Two Double Bedrooms, Large Third Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Vestibule:

A part glazed (stained glass and leaded) front entrance door, double glazed windows, inset ceiling lights, laminated flooring

Living Room:

Double glazed window to the front elevation, double glazed patio doors through to the conservatory, a fireplace and hearth with an inset living flame fire, two central heating radiators, inset ceiling lights, ceiling coving





Fitted Kitchen:

Two double glazed windows, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 ¼ bowl sink and drainer, electric cooker point with an extractor above, space for a fridge / freezer, plumbing for an automatic washing machine, (the kitchen white goods may be included subject to offer), laminated flooring, pelmet lighting



Inner Hallway:

Access to the bedrooms and bathroom

Bedroom One:

Double glazed window to the front elevation, central heating radiator



Bedroom Two:

Double glazed window to the side elevation, central heating radiator



Bedroom Three:

Double glazed window to the rear elevation, central heating radiator, access to an insulated loft space



Bathroom / WC:

Double glazed window to the rear elevation, a modern recently installed white suite

comprising of a panelled shower bath with a plumbed shower above (rainfall shower head and shower wand), a wash basin set into a vanity sink, a low flush WC with a concealed cistern, inset ceiling lights, central heating radiator, extractor fan, modern tiling



Conservatory / Sun Room:

Fully Glazed, Sliding Doors to the garden, laminated flooring, dining area, sitting area



TO THE OUTSIDE:

Gardens:

A good size corner plot: the front and side gardens are semi open plan with a lawn, planted beds and ornamental trees and shrubs. The side garden is a good size and enclosed with two lawns, seating and BBQ areas, a garden shed, greenhouse, planted beds, and ornamental trees and shrubs





Detached Garage Drive With Parking:

A driveway provides useful off street parking for two cars and access to a single garage with power and light



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.

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

Reference: 8536 - 03 July 2020

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.

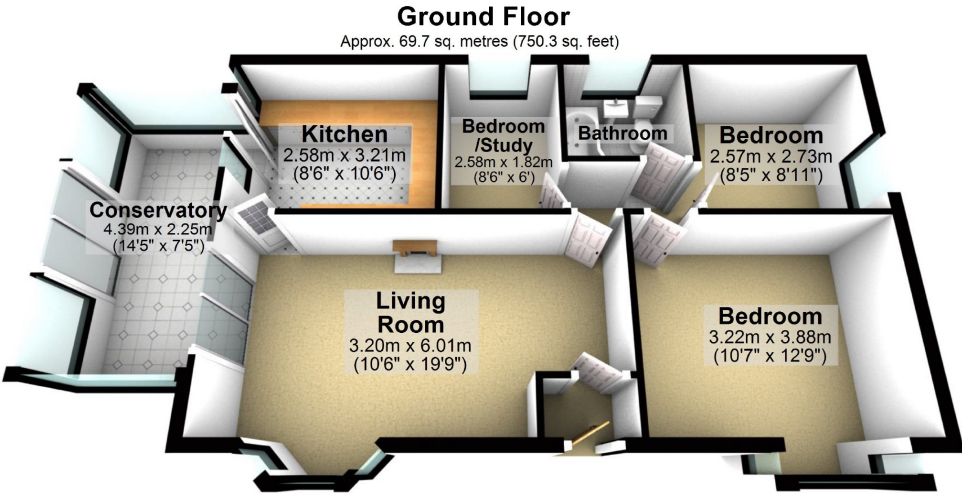
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Directions:

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, turn left onto Upper Wortley Road and left into Chestnut Gardens where number 10 can be found signified by our FOR SALE SIGN

Mortgages:



Energy Performance Certificate

10, Chestnut Gardens, LEEDS, LS12 4LP

Dwelling type: Detached bungalow
Date of assessment: 19 June 2020
Date of certificate: 23 June 2020

Reference number: 0072-2801-7264-2690-6201
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 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:

£ 2,190

Over 3 years you could save

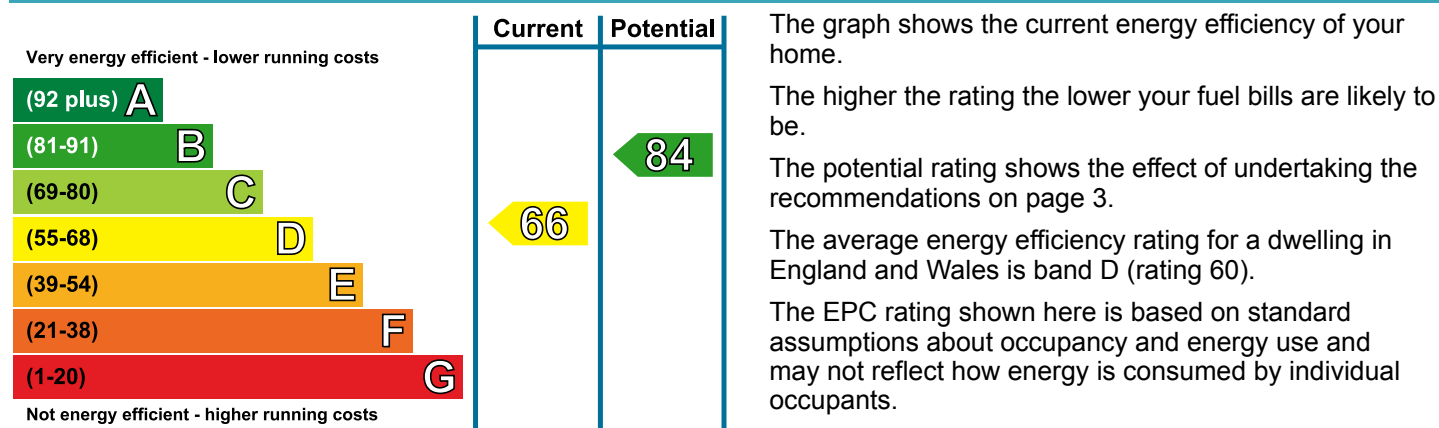
£ 450

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 171 over 3 years	
Heating	£ 1,695 over 3 years	£ 1,377 over 3 years	
Hot Water	£ 273 over 3 years	£ 192 over 3 years	
Totals	£ 2,190	£ 1,740	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 108
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 216
3 Low energy lighting for all fixed outlets	£15	£ 45

See page 3 for a full list of recommendations for this property.

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.