

## **24 Station Crescent Armley**



**Extended Two Bedroom Semi Detached  
Offers in the region of: £145,000**

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## **24 Station Crescent Armley, LS12 3EZ**

**\* VIRTUAL TOUR AVAILABLE \* \*  
LARGE CORNER PLOT \* \* OFF  
STREET PARKING \* \* DG & CH \* \*  
MODERN RECENTLY FITTED  
BATHROOM / WC \* \* JACUZZI SPA  
BATH \* \* EXTENDED TO THE  
GROUND FLOOR \* \* READY TO  
MOVE INTO \* \* EARLY VIEWING A  
MUST \***

Located in a popular cul de sac is this nicely proportioned TWO BEDROOM EXTENDED family home. The property occupies a enviable corner plot and benefits from having a large fully enclosed rear garden providing ample space for children and alfresco dining. If you want to be close to amenities then the local shops are only a short walk away. Armley is perfectly located for access to the motorway networks (M621 / M1 / M62), Leeds City Centre and local primary and high schools.

On entering the property you find yourself in the light and airy ENTRANCE HALLWAY, which doubles up as a DINING ROOM / FAMILY ROOM with stairs rising to the first floor, Velux windows and BI-FOLD DOORS opening onto the rear garden. The LIVING ROOM is a good size, has a recently fitted glazed internal door and is decorated in a modern style. The FITTED KITCHEN has an abundance of storage cabinets, workspace, and plumbing for both a washing machine and a dishwasher.

To the first floor there are TWO BEDROOMS and a MODERN RECENTLY FITTED BATHROOM with a white suite, a jacuzzi spa bath, a wash basin set into a vanity unit and a low flush WC.

Externally the REAR GARDEN is fully enclosed and has a paved seating area, a large lawn and an abundance of semi

### **The Property Benefits From:**

DG & CH, Large Rear Garden, Off Street Parking, Alarm, Extended to the Ground Floor, Popular & Convenient Location, Very Well Presented

### **The Property Comprises of:**

Hallway / Dining / Family Room, Fitted Kitchen, Living Room, Two Bedrooms, Bathroom / WC

### **ACCOMMODATION**

(All measurements are approximate)

### **GROUND FLOOR:**

#### **Hallway / Dining Room / Family Room:**

Access via a part glazed front entrance door, double glazed windows to the front and side elevations, double glazed Velux window, laminated flooring, central heating radiator, stairs rising to the first floor, double glazed bi-fold doors opening onto the rear garden, ample space for a dining table and chairs, inset ceiling lights





### **Living Room:**

Double glazed window to the front elevation, central heating radiator, laminated flooring, a feature fireplace and hearth with a log effect electric stove, television point



### **Fitted Kitchen:**

Double glazed window to the rear elevation, a modern range of fitted wall, drawer & base units, work surfaces, cooker point, extractor hood, an inset stainless steel sink and drainer with a mixer tap, plumbing for an automatic washing machine and a dishwasher, space for a fridge / freezer, central heating radiator



### **FIRST FLOOR:**

#### **Landing:**

Access to the first floor accommodation, access to an insulated loft space

#### **Bedroom One:**

Double glazed window to the front elevation, central heating radiator, laminated flooring



#### **Bedroom Two:**

Double glazed window to the side elevation, central heating radiator



**Bathroom / WC:**

Double glazed window to the rear elevation, a modern white suite with a jacuzzi spa bath, low flush WC, wash basin set into a vanity unit, mosaic tiling, tiled flooring



**TO THE OUTSIDE:**



**Enclosed Gardens:**

The front garden has been block paved. The rear garden is a good size being a corner plot and has a paved seating area, a lawn, mature beds containing a variety of ornamental shrubs, small trees and flowering plants, a garden shed and an outside tap



**Driveway:**

The front garden has been block paved to provide useful off street parking

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

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

**Directions:**

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, turn left and continue to the traffic lights, proceed straight across, turn right onto Wortley Road, at the 'T' junction turn right onto Town Street and right onto Station Road turning right in to Station Crescent where number 24 can be found signified by our

**These details have not yet been checked by the vendor and may be subject to change!!**

**Mortgages:**

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](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

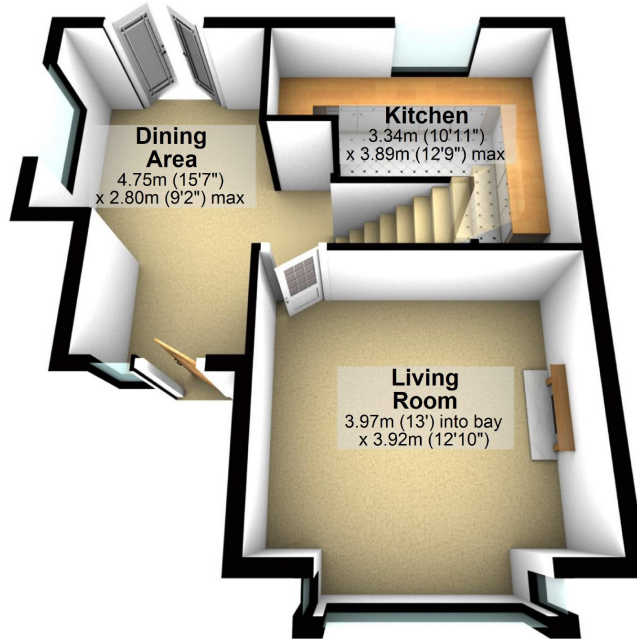
**Reference:** 8709 - 30 September 2020

**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.

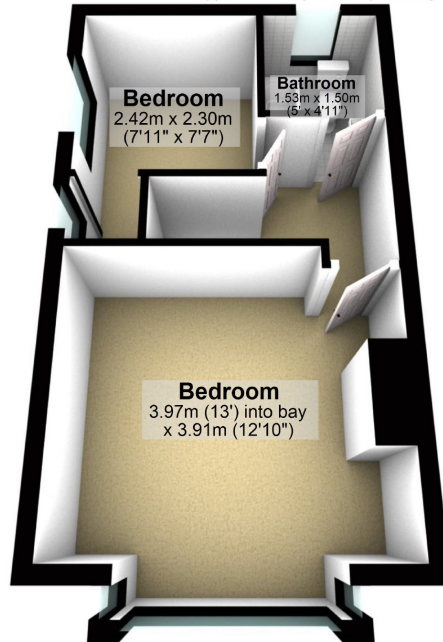
### Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



### First Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



24, Station Crescent, LEEDS, LS12 3EZ


**Dwelling type:** Semi-detached house  
**Date of assessment:** 11 July 2014  
**Date of certificate:** 11 July 2014

**Reference number:** 9998-0083-7243-2834-3970  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 56 m<sup>2</sup>

## Use this document to:

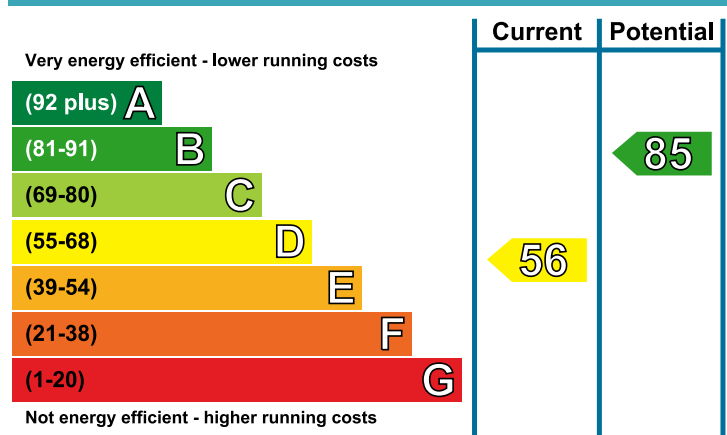
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,577</b>
<b>Over 3 years you could save</b>	<b>£ 954</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 111 over 3 years	
Heating	£ 2,124 over 3 years	£ 1,308 over 3 years	
Hot Water	£ 273 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,577</b>	<b>£ 1,623</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



Rating	Score Range	Current	Potential
A	(92 plus)		
B	(81-91)		85
C	(69-80)		
D	(55-68)	56	
E	(39-54)		
F	(21-38)		
G	(1-20)		

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 Increase loft insulation to 270 mm	£100 - £350	£ 243
2 Cavity wall insulation	£500 - £1,500	£ 465
3 Floor Insulation	£800 - £1,200	£ 120

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.