

181 Tong Road Armley



Two Bedroom Terrace Open to offers: £119,995

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**181 Tong Road
Armley, LS12 4NA**

*** VIDEO TOUR AVAILABLE * *
NEWLY FITTED BATHROOM &
KITCHEN * * INTEGRAL
APPLIANCES * * RE-POINTED
EXTERNAL WALLS * * DG & CH
* * SERVICED BOILER * *
GARDENS * * IDEAL STARTER
HOME ***

This is definitely a PROPERTY NOT TO BE MISSED having being refurbished to a high standard throughout with the benefits of a MODERN FITTED KITCHEN with INTEGRAL APPLIANCES and MODERN BATHROOM SUITE. In addition the property has been re-pointed externally, the boiler is regularly serviced under a contract and there is double glazing and central heating.

Being sold CHAIN FREE on completion this property would make an ideal STARTER HOME for a first time buyer or an good investment for a LANDLORD (possible rental income circa £625.00 pcm) wishing to purchase a ready to move into home.

Briefly throughout the accommodation comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with laminated flooring, a MODERN FITTED DINING KITCHEN with a good range of modern cabinets, access to the rear garden, ample space for a dining table and chairs and a range of INTEGRAL

The Property Benefits From:

No Chain On Completion, G & CH, Gardens, Very Well Maintained & Decorated, Recently Fitted Kitchen & Bathroom, Integrated Kitchen Appliances, Alarm, Re-pointed External Walls, Regularly Services Boiler

The Property Comprises of:

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

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed composite front entrance door, central heating radiator, stairs rising to the first floor

Living Room:

Double glazed window to the front elevation, laminated flooring, central heating radiator, ceiling coving, television point, original internal door





Bedroom One:

Two double glazed windows to the front elevation, central heating radiator, laminated flooring, ample space for bedroom furniture



Fitted Dining Kitchen:

Two double glazed windows to the rear elevation, a part glazed external door giving access to the rear garden, a modern range of recently fitted high gloss wall, drawer & base units, work surfaces, eye level electric oven / grill, four burner gas hob with a modern extractor above, an inset stainless steel sink and drainer with a mixer tap, a range of integral appliances

Bedroom Two:

Double glazed window to the rear elevation, central heating radiator, laminated flooring, ample space for bedroom furniture



Bathroom / WC:

Double glazed window to the rear elevation, a modern recently fitted white suite comprising of a panelled bath with an electric shower above, a glazed side screen wash basin set into a vanity unit, low flush WC, extractor fan, ladder style central heating radiator / towel warmer, modern tiling to the floor and walls

FIRST FLOOR:

Landing:

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



TO THE OUTSIDE:

Gardens:

The front garden is enclosed by a wall and low maintenance with a pebble bed. The rear garden is enclosed by fencing and has a brick storage shed and an outside tap



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 89 |
| (69-80) C | 73 | |
| (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 | |

Directions:

From our Wortley office proceed up Lower Wortley Road, turn left at the mini roundabout, turn right at the traffic light into Tong Road, number 181 can be found on the right hand side signified by our FOR SALE SIGN

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

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

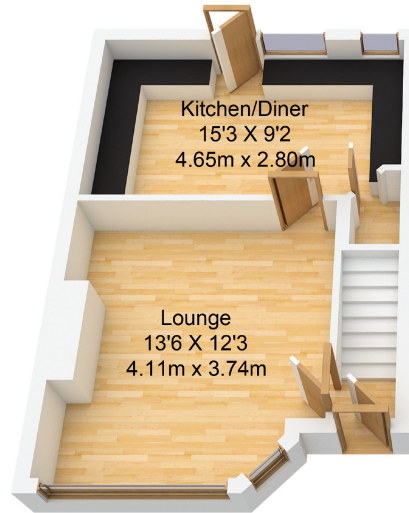
Reference 8728 - 30 September 2020

Please note:

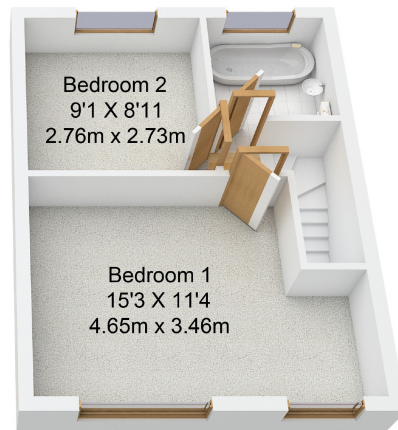
The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances 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

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

Floor Plan



Ground Floor
Approx. 31.7 Sqm.
(340.9 Sqft.)



First Floor
Approx. 29.0 Sqm.
(312.6 Sqft.)

Energy Performance Certificate

181, Tong Road, LEEDS, LS12 4NA


Dwelling type: Mid-terrace house
Date of assessment: 06 June 2017
Date of certificate: 06 June 2017

Reference number: 0668-6000-7286-5623-2954
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 m²

Use this document to:

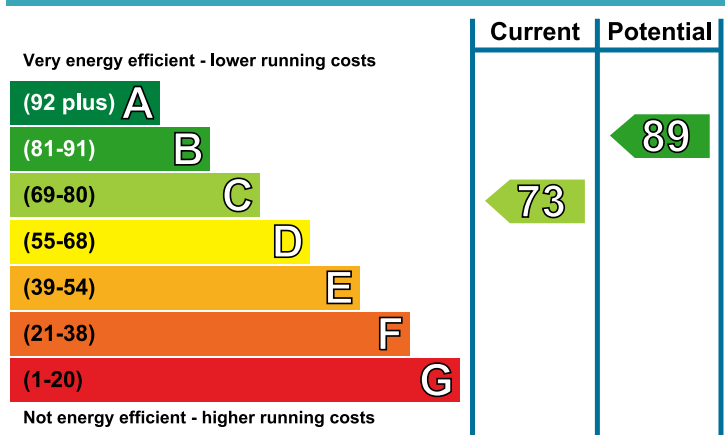
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,581 |
| Over 3 years you could save | £ 207 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 177 over 3 years | £ 129 over 3 years |  |
| Heating | £ 1,116 over 3 years | £ 1,056 over 3 years | |
| Hot Water | £ 288 over 3 years | £ 189 over 3 years | |
| Totals | £ 1,581 | £ 1,374 | |

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



| Band | Score Range | Current | Potential |
|------|-------------|---------|-----------|
| A | 92 plus | | |
| B | 81-91 | | 89 |
| C | 69-80 | | |
| D | 55-68 | 73 | |
| 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 Floor insulation (suspended floor) | £800 - £1,200 | £ 66 |
| 2 Low energy lighting for all fixed outlets | £15 | £ 42 |
| 3 Solar water heating | £4,000 - £6,000 | £ 99 |

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.