

12 Steel Green New Farnley



Two Bedroom First Floor Apartment : £650

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12 Steel Green New Farnley, LS12 6JA

* TO LET - AVAILABLE NOW* * FIRST FLOOR APARTMENT * * MODERN INTERIOR * * FITTED WARDROBES & STORAGE * * INTERCOM ACCESS * * DEDICATED & VISITOR PARKING * * CONVENIENT FOR LEED CITY CENTRE & MOTORWAYS *

If you are looking to live just a short commute from Leeds City Centre and the Motorway networks and like the idea of being only a short walk from local amenities and open countryside, then this property will certainly tick all the boxes. Steel Green is located on a development of similar style property on the outskirts of New Farnley.

The building is entered via a COMMUNAL ENTRANCE with an Intercom Access System and has stairs rising to the first floor. Externally there are COMMUNAL MAINTAINED GARDENS, a DEDICATED PARKING SPACE and use of visitor parking.

A HALLWAY provides access to the internal rooms which consist of a LIVING ROOM with a DINING AREA (ample space for a table and chairs) which has views over the 'Green', a modern FITTED KITCHEN with a good range of fitted cabinets, TWO DOUBLE BEDROOMS which have FITTED WARDROBES and STORAGE, an EN-SUITE SHOWER ROOM to the master bedroom and a BATHROOM / WC with a modern white suite.

We strongly suggest you contact us to arrange a viewing to fully appreciate the benefits that this property has to offer. Viewings can be arranged by contacting the office.

EPC Rating: C

The Property Benefits From:

DG & CH, Intercom Access, Dedicated Parking Space, Visitor Parking, Fitted Wardrobes

The Property Comprises of:

Communal Entrance, Private Hallway, Living Room with a Dining Area, Fitted Kitchen, Two Bedrooms, En-suite Shower Room / WC, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

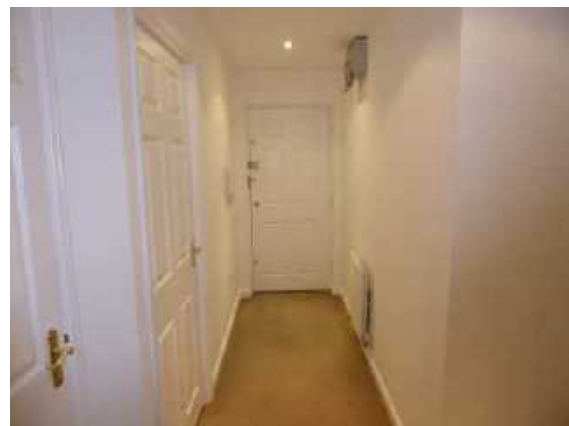
Communal Entrance:

Access via a communal entrance with an intercom entry system, stairs to the first floor



Entrance Hallway:

A private hallway, central heating radiator, intercom entry phone



Living Room / Dining Area: 23'00" x 10'00" (7.01m x 3.05m)

Two double glazed windows with views over the 'Green', central heating radiator, television point, ample space for a dining table and chairs





Fitted Kitchen:

9'00" x 8'00" (2.74m x 2.44m)

A modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, gas hob with an extractor above, an inset 1 ¼ bowl stainless steel sink and drainer with a mixer tap, plumbing for an automatic washing machine, space for a fridge / freezer



Bedroom One:

12'10" x 9'10" (3.91m x 3.00m)

Double glazed window, built in wardrobes, central heating radiator



En Suite Shower Room:

6'10" x 4'07" (2.08m x 1.40m)

A modern white suite comprising of a glazed corner shower cubicle with a shower, pedestal wash basin, low flush WC, central heating radiator, modern tiling, extractor fan



Bedroom Two:

9'05" x 7'06" (2.87m x 2.29m)

Double glazed window, central heating radiator, fitted wardrobes with mirrored sliding doors



Bathroom / WC:

6'01" x 6'06" (1.85m x 1.98m)

A modern white suite comprising of a panelled bath, a pedestal wash basin, low flush WC, central heating radiator, modern tiling



Communal Gardens:

Communal maintained gardens surround the block

Parking Space:

This property benefits from having a dedicated parking space and use of visitor parking

Energy Performance Certificate

12, Steel Green, LEEDS, LS12 6JA

Dwelling type: Mid-floor flat
Date of assessment: 06 February 2018
Date of certificate: 06 February 2018

Reference number: 0552-2866-7322-9208-6051
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 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

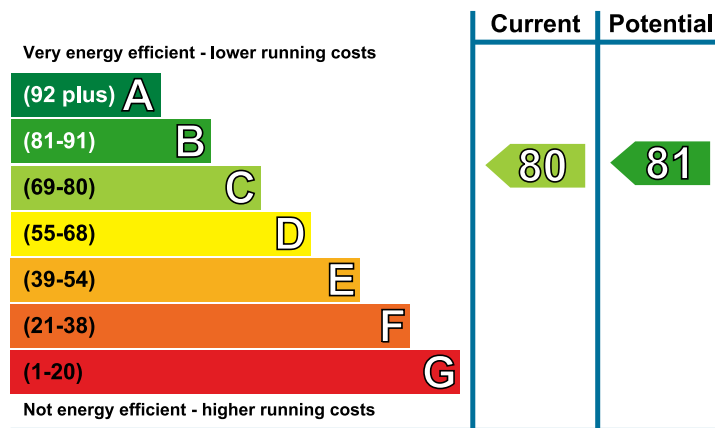
Estimated energy costs of dwelling for 3 years:	£ 1,110
Over 3 years you could save	£ 105

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 141 over 3 years	
Heating	£ 474 over 3 years	£ 486 over 3 years	
Hot Water	£ 378 over 3 years	£ 378 over 3 years	
Totals	£ 1,110	£ 1,005	

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 Low energy lighting for all fixed outlets	£45	£ 105

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 or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.