

19 St Mary's Park Green Upper Armley



**Four Bedroom Detached
Price: £310,000**

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19 St Mary's Park Green Upper Armley, LS12 3UY

* PRICED TO SELL * * LUXURY BATHROOM
FITTINGS & RECENTLY FITTED KITCHEN * *
INTEGRAL APPLIANCES * * UNDERFLOOR
HEATING * * LANDSCAPED GARDEN * *
CONSERVATORY * * AMPLE PARKING * *
SINGLE GARAGE * * DG & CH *
* VIDEO TOUR AVAILABLE *

A FOUR BEDROOM home which has been extended to two floors and located within a desirable development in Upper Armley and convenient for access to Leeds City Centre and the motorway networks.

The ENTRANCE HALLWAY provides access to the property. There is a CLOAKROOM / WC; a recently fitted DINING KITCHEN has an ample range of luxury cabinets and space for a dining table and chairs. The kitchen has high specification integral appliances including a fridge freezer, dishwasher, an eye level double oven and an electric hob with a modern extractor hood over. This room is finished with high quality flooring with under-floor heating and has access to the rear garden.

A UTILITY ROOM boasts an additional integral fridge freezer and access to a HOME OFFICE and the integral garage. The LIVING ROOM has a window to the front aspect and patio doors opening onto the CONSERVATORY.

The first floor has a large MASTER BEDROOM with a recently fitted EN-SUITE SHOWER ROOM and a WC. Two further DOUBLE BEDROOMS and a SINGLE BEDROOM are serviced by a FAMILY BATHROOM which again has a recently fitted white suite comprising of a panelled bath with a shower above, a hand basin and a WC.

There is ample PARKING to the front of the property, a SINGLE INTEGRAL GARAGE with an electric door, an open plan front garden, and a low maintenance REAR GARDEN with paved and decked seating areas with modern glass and metal balustrades and an abundance of ornamental shrubs making an ideal space for alfresco entertaining and dining.

Only by viewing can you appreciate both the location and presentation of this superb family home. Viewings can be arranged by contacting the office.

The Property Benefits From:

Extended To Two Floors, DG & CH, Underfloor Heating, Integral Kitchen Appliances, Single Garage, Off Street Parking, Gardens

The Property Comprises of:

Hallway, Cloakroom / WC, Living Room, Conservatory, Fitted Dining Kitchen, Utility Room, Office, Three Double Bedrooms, Large Single Bedroom, En-suite Shower Room / WC, Family Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Access via a recently fitted composite front door, tiled flooring, central heating radiator, under floor heating

Cloakroom / WC:

Double glazed window to the front elevation, a modern white suite comprising of a low flush WC, wash basin set into a vanity unit, central heating radiator, tiled flooring

Living Room:

Double glazed window to the front elevation, television point with connections for Sky, sliding patio doors opening onto the conservatory, central heating radiator



Conservatory:

A double glazed conservatory with a dwarf wall, laminated flooring, French doors opening onto the rear garden



Fitted Dining Kitchen:

Double glazed windows to the front and rear elevations, a part glazed external door providing access to the rear, a modern range of high gloss wall, drawer & base units, work surfaces, integral kitchen appliances (electric oven / grill, electric hob, extractor hood, dishwasher, fridge / freezer), a 1 ¼ bowl sinks, set into the work surfaces, inset ceiling lights, ample space for a dining table and chairs, open stairs rising to the first floor, tiled flooring, under floor heating, central heating radiator, under stairs storage cupboard (with plumbing for an automatic washing machine)



Utility Room:

Base units and work surfaces, integral fridge / freezer, access to the integral garage via a fire door, laminated flooring



Office:

Double glazed window to the rear elevation, central heating radiator, access to a loft space, laminated flooring



FIRST FLOOR:

Landing:

Double glazed window to the rear elevation, access to the first floor accommodation

Bedroom Two:

Double glazed window to the front elevation, inset ceiling lighting, central heating radiator, ample space for bedroom furniture





En-suite Shower Room / WC:

Double glazed Velux window, a modern white suite comprising of a wash basin set into a vanity unit, low flush WC, glazed shower cubicle with a plumbed shower, ladder style central heating radiator / towel warmer, tiled flooring



Bedroom One:

Double glazed window to the front elevation, built in storage, central heating radiator



Bedroom Three:

Double glazed window to the rear elevation, central heating radiator



Bedroom Four:

Double glazed window to the front elevation, central heating radiator



Bathroom / WC:

Double glazed window to the rear elevation, a modern white suite comprising of a panelled bath with a plumbed shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer



TO THE OUTSIDE:

Gardens:

The front garden is open plan and low maintenance with a gravel area providing additional parking. The rear garden is fully enclosed, has paved areas, beds containing a variety of ornamental shrubs and plants, a modern decked seating area with a glazed and metal balustrade, external lighting, and an outside tap. There is a hot tub which the vendors may agree to sell separately to the property



Parking / Single Garage:

A driveway provides useful off street parking and access to a single integral garage with power, light, a remote controlled electric door and internal access to the utility room.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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 to the mini roundabout, turn left onto Upper Wortley Road and continue, at the traffic light proceed across and continue onto Green Hill Road, turn left onto St Mary's Park Approach, turn left onto St Mary's Park Green where number 19 can be found 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 is an appointed representative of mortgage advice bureau 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

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 buyer waiting for your home.

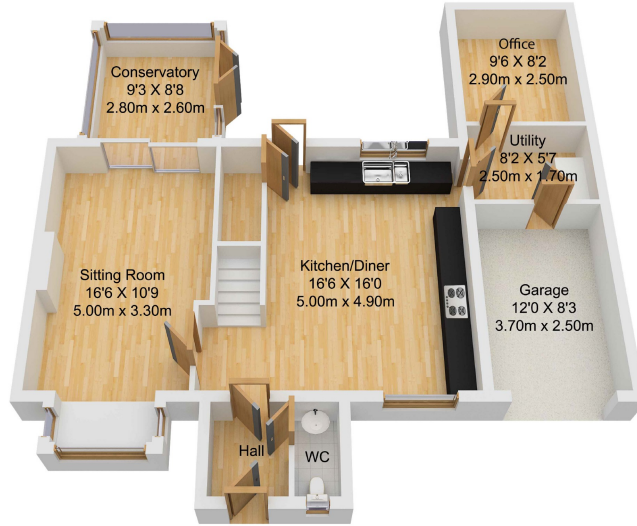
Reference: 8771 - 23 October 2020

Please note:

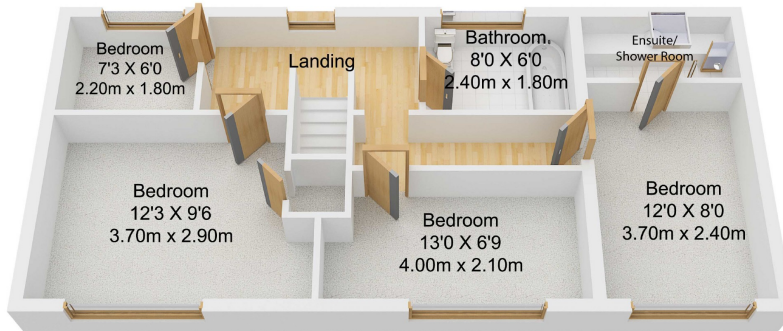
The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances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

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

Floor Plan



Ground Floor
Approx. 79.0 Sqm.
(846.0 Sqft.)



First Floor
Approx. 56.0 Sqm.
(602.0 Sqft.)

Energy Performance Certificate

19, St. Marys Park Green, LEEDS, LS12 3UY

Dwelling type: Detached house
Date of assessment: 03 June 2014
Date of certificate: 10 June 2014

Reference number: 8694-6626-5260-4467-7906
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 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:	£ 3,558
Over 3 years you could save	£ 1,482

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	
Heating	£ 2,922 over 3 years	£ 1,623 over 3 years	
Hot Water	£ 420 over 3 years	£ 237 over 3 years	
Totals	£ 3,558	£ 2,076	

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		84
C	69-80		
D	55-68	58	
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 Cavity wall insulation	£500 - £1,500	£ 1,063
2 Floor Insulation	£800 - £1,200	£ 94
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 204

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.