

## **9 Sheridan House Gildersome**



### **Two Bedroom 2nd Floor Apartment : £695**

69 Lower Wortley Road  
Wortley  
Leeds  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web site**  
[www.kathwells.com](http://www.kathwells.com)

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[sales@kathwells.com](mailto:sales@kathwells.com)

## **9 Sheridan House Gildersome, LS27 7WP**

**\* NEW TO LET \* \* PART FURNISHED  
(negotiable) \* \* SECOND FLOOR \* \*  
COMMUNAL & PRIVATE ENTRANCE  
\* \* INTERCOM ENTRY \* \*  
ALLOCATED & VISITOR PARKING \* \*  
VERY WELL PRESENTED \* \*  
POPULAR LOCATION \* \* DG & CH \* \*  
BOND £800.00 \***

This is definitely a property not to be missed! Situated in a modern residential block in the heart of Gildersome, within walking distance of local amenities and a short drive from the M62 / M621 motorways making an ideal property for a variety of tenants. This property is being let 'PART FURNISHED' (the landlord will remove items should they not be required) and is very well maintained & presented.

Briefly throughout the apartment comprises of a COMMUNAL ENTRANCE HALLWAY with an intercom entry system, a PRIVATE HALLWAY, a good sized LIVING ROOM, a modern FITTED KITCHEN with some INTEGRAL APPLIANCES (automatic washing machine, electric oven / grill, electric hob, extractor hood), TWO DOUBLE BEDROOMS and a modern BATHROOM / WC with a white suite and a shower above the bath.

Externally there are COMMUNAL GARDENS surrounding the property, an ALLOCATED PARKING SPACE and use of VISITOR PARKING SPACES.

Early Internal viewing is advised to avoid disappointment. Viewings can be arranged by contacting the office.

Security Bond: £800.00

EPC Rating: C

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

Communal Gardens, Allocated & Visitor Parking, DG & CH, Intercom Entry

System, Part Furnished, Security Bond:  
£800.00

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

Communal Entrance, Private Hallway, Living Room, Fitted Kitchen, Two Double Bedrooms, Bathroom / WC

### **ACCOMMODATION**

(All measurements are approximate)

### **GROUND FLOOR:**

#### **Communal Entrance:**

A communal entrance with an intercom entry system

### **SECOND FLOOR:**

#### **Private Hallway:**

Intercom entry system, central heating radiator

#### **Living Room:**

Double glazed window, , central heating radiator, laminated flooring, dining table & two chairs, chair, two-seater settee, shelving / display unit, TV stand

#### **Fitted Kitchen:**

Built under electric oven / grill, electric hob, extractor hood, integral automatic washing machine, free standing fridge / freezer, freestanding microwave

#### **Bedroom One:**

Double glazed window, central heating radiator, double bed & mattress, bedside cabinet, chest of drawers

#### **Bedroom Two:**

Double glazed window, central heating radiator, a three door freestanding wardrobe

#### **Bathroom / WC:**

A modern white suite comprising of a panelled bath with a shower above and a

glazed side screen, wash basin, low flush WC, central heating radiator

## TO THE OUTSIDE:

### Communal Gardens:

The property is surrounded by communal gardens

### Parking:

One allocated parking space, use of visitor parking spaces

### EPC Rating:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9708-4084-6261-5271-0994>

### Permitted Payment(s):

As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

i) A Holding Deposit: capped at 1 week's rent

ii) A Security Deposit: capped at five weeks' rent

During the tenancy:

From our Wortley Office proceed down Lower Wortley Road to the traffic lights, continue across, at the traffic lights turn right and continue up Whitehall Road, at the traffic lights turn left and continue to the mini roundabout, turn right onto Street Lane, left onto Finkle Lane and right into the car park for Sheridan House where number 9 can

### 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:** 9409 - 12 October 2021

### 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) <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		

### Directions:

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



