



## Pearsons Way, Leeds, LS14

**£102,000**

Offers in Region of

**Tenure:** Leasehold, **Bedrooms:** 2

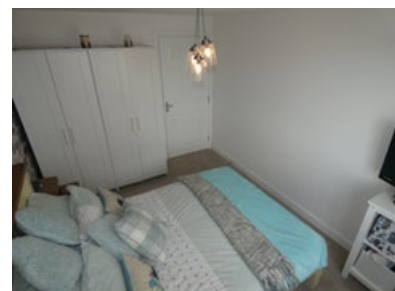
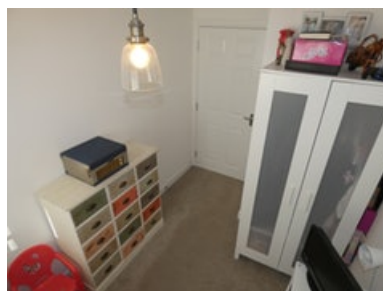
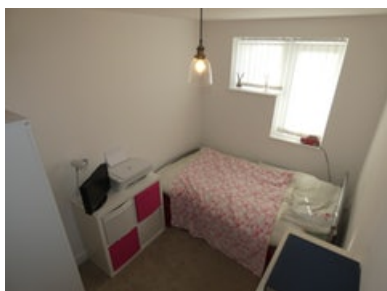
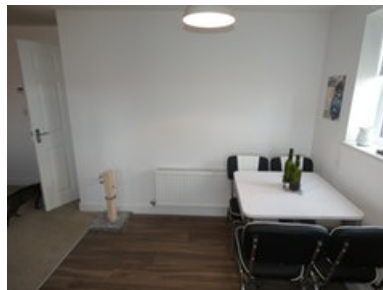
Housesimple are pleased to present this TWO BEDROOM APARTMENT for sale on Pearsons Way, Leeds, West Yorkshire, LS14 6GB. This first-floor apartment benefits from having a HUGE OPEN PLAN KITCHEN / LOUNGE, MODERN BATHROOM, TWO DOUBLE BEDROOMS and an ALLOCATED PARKING SPACE with VISITOR

## Key features:

- TWO BEDROOM APARTMENT
- PERFECT FOR FIRST TIME BUYERS
- MODERN THROUGHOUT
- HUGE OPEN PLAN KITCHEN - LOUNGE
- JULIET BALCONY
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- OFFERED WITH VACANT POSSESSION
- USEFUL TRANSPORT LINKS
- LOCAL AMENITIES

## Extra info:

- **Property Age:** 2 years
- **Council Tax:** Band A (£1043.70 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 97 years remaining  
**Ground Rent:** £100.00 per-annum  
**Maintenance:** £800.00 per-year



We are pleased to present this two bedroom apartment for sale on Pearsons Way, Leeds, and would be ideal for a first time buyer looking to make their first step on the property ladder, or for anybody looking to downsize.

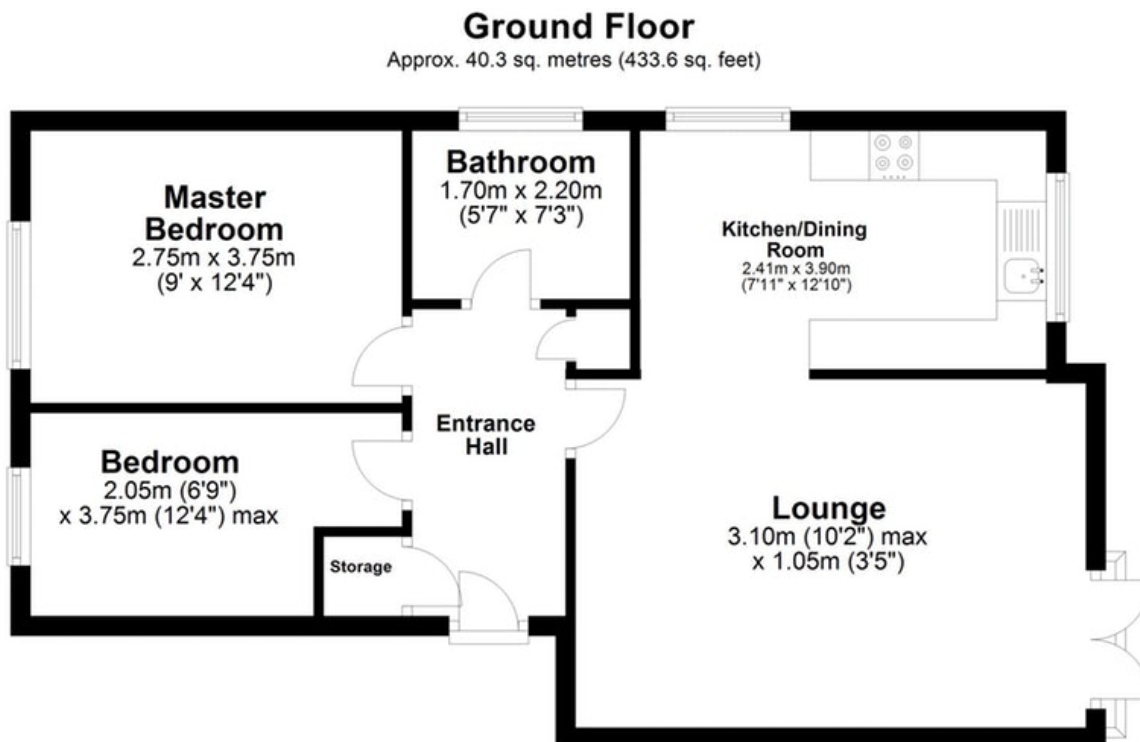
This first-floor apartment benefits from having a large open plan kitchen & lounge area, modern bathroom, two double bedrooms and an allocated parking space, plus visitor parking.

The property has fantastic public transport links, giving easy access to Leeds City Centre & it's fantastic range of amenities, including bars, restaurants, supermarkets & shopping centres.

Aswell as this, this apartment is located within catchment of a great range of schools ranging from primary through to secondary.

For any further information or to arrange a viewing please contact Housesimple.

## Floor plan:



Total area: approx. 40.3 sq. metres (433.6 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**17, Pearsons Way, Seacroft, LEEDS, LS14 6GB**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 0547-3865-7189-9626-3211
<b>Date of assessment:</b> 25 August 2016	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 26 August 2016	<b>Total floor area:</b> 59 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>£ 1,011</b>
<b>Over 3 years you could save</b>	<b>£ 27</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 162 over 3 years	£ 129 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4f81bd; color: white; width: fit-content; margin: 0 auto;">                     You could save £ 27 over 3 years                 </div>
<b>Heating</b>	£ 549 over 3 years	£ 555 over 3 years	
<b>Hot Water</b>	£ 300 over 3 years	£ 300 over 3 years	
<b>Totals</b>	<b>£ 1,011</b>	<b>£ 984</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**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #4f81bd; color: white;">(81-91) <b>B</b></td> <td style="background-color: #4f81bd; color: white;">(69-80) <b>C</b></td> <td style="background-color: #4f81bd; color: white;">(55-68) <b>D</b></td> <td style="background-color: #4f81bd; color: white;">(39-54) <b>E</b></td> <td style="background-color: #4f81bd; color: white;">(21-38) <b>F</b></td> <td style="background-color: #4f81bd; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="3" style="border: 1px solid black;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em;">←</span> <span style="font-size: 2em;">82</span> <span style="font-size: 2em;">→</span> </div> </td> <td colspan="4" style="border: 1px solid black;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em;">←</span> <span style="font-size: 2em;">83</span> <span style="font-size: 2em;">→</span> </div> </td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <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>	<div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em;">←</span> <span style="font-size: 2em;">82</span> <span style="font-size: 2em;">→</span> </div>			<div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em;">←</span> <span style="font-size: 2em;">83</span> <span style="font-size: 2em;">→</span> </div>				<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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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	£10	£ 27

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**MISREPRESENTATION ACT, 1967.**

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