



Foundry Lane, Leeds, LS9

£210,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

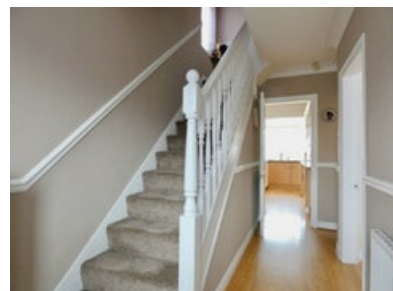
HouseSimple are delighted to present this stunning Three Bed Detached House located on Foundry Lane - Leeds, the property is ideal family home at an affordable price. The property comprises : Three bedrooms, family bathroom with bath & sperate shower, living room, modern kitc

Key features:

- Ideal Family Home
- Three Bedrooms
- Open Plan Living Dining
- New Boiler
- Large Enclosed Garden
- Close To Local Amenities
- Gated Driveway
- Single Garage
- NO ONWARD CHAIN
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED

Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band C (£1391.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



HouseSimple are delighted to present this stunning Three Bed Detached House located on Foundry Lane - Leeds, the property is ideal family home at an affordable price. The property comprises : Three bedrooms, family bathroom with bath & sperate shower, living room, modern kitchen, recently renewed boiler, large enclosed rear garden with patio area & single garage with a private gated driveway, close to local amenities, good schools catchment area, walking distance to the park & leisure centre, a short drive to Leeds City Centre & access to the motorway networks. Ideal family home, viewing highly recommended.

Entrance Hall - Entering the property through to the hallway, double radiator & double glazed window.

Living Room - Well presented Living Room with open plan dining room, power points, double glazed window with large fireplace.

Kitchen - Modern Kitchen with built in oven & 5 ring gas hob, ample room for additional appliances, breakfast bar, under stairs storage, power points, double glazed windows & access to the side of the property.

Dining Room - Open plan leading from the living room, double radiator, power points & patio doors leading to the patio area & large enclosed garden.

Master Bedroom - Master Double Bedroom, double glazed window, double radiator, power points & TV point.

Family Bathroom - Bath with seperate corner shower, toilet, wash basin, heated towel rail & double glazed frosted window.

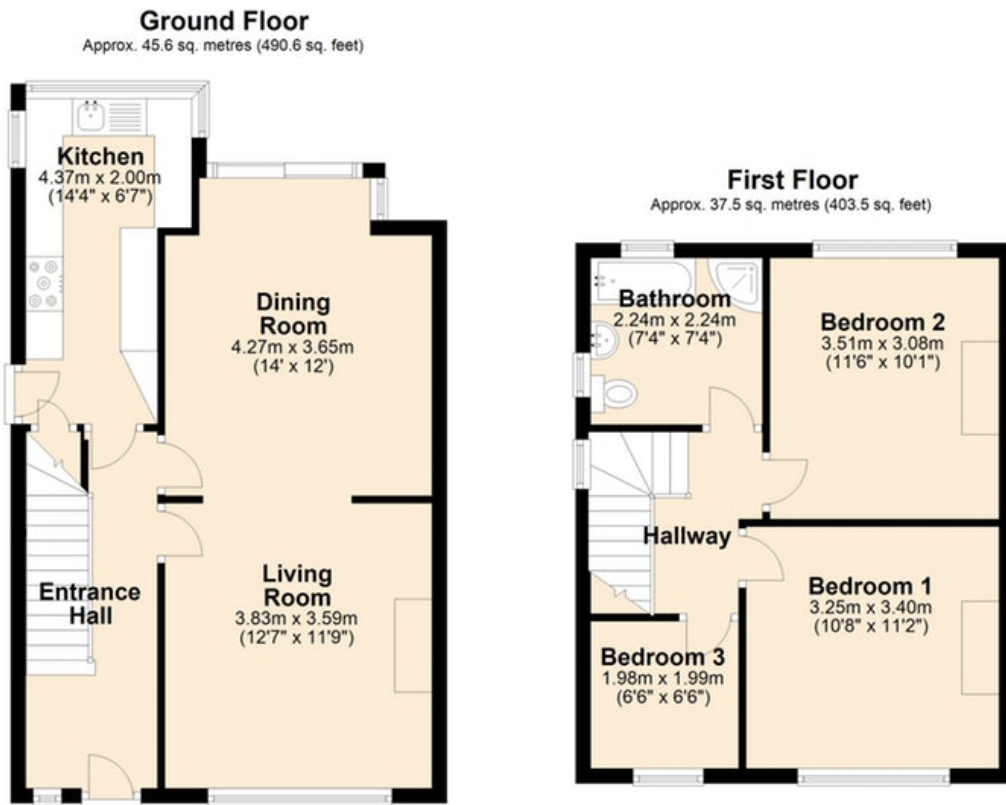
Bedroom Two - Double bedroom, double glazed window, power points, TV point & double radiator.

Bedroom Three - Single bedroom, double glazed window, power points & double radiator.

Outside - Large well presented enclosed rear garden with apple tree, large patio area, private gated driveway with single garage.

**** MOTIVATED VENDOR - NO ONWARD CHAIN - INTERNAL VIEWING HIGHLY RECOMMENDED ****

Floor plan:



Total area: approx. 83.1 sq. metres (894.1 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

541, Foundry Lane, LEEDS, LS9 6RE

Dwelling type: Semi-detached house	Reference number: 8600-7996-9329-4597-3413
Date of assessment: 11 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 April 2019	Total floor area: 98 m ²

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:	£ 2,757
Over 3 years you could save	£ 564

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 564 over 3 years </div>
Heating	£ 2,019 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 327 over 3 years	£ 225 over 3 years	
Totals	£ 2,757	£ 2,193	

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

Very energy efficient - lower 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 Increase loft insulation to 270 mm	£100 - £350	£ 111
2 Floor insulation (suspended floor)	£800 - £1,200	£ 171
3 Low energy lighting for all fixed outlets	£70	£ 177

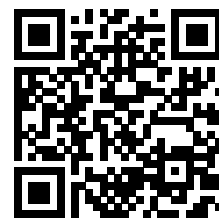
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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