



Cemetery Road, Pudsey, LS28

£85,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 1

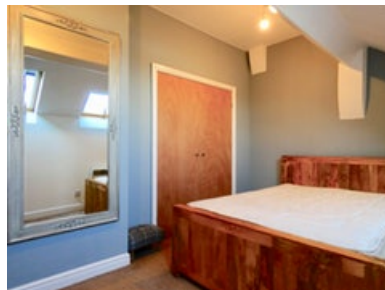
HouseSimple are delighted to present this Recently Refurbished One Bed Third Floor Flat located in the heart of Pudsey, the property offers modern living at an affordable price. The property comprises : One double bedroom, family bathroom with bath &

Key features:

- Spacious Victorian conversion
- Recently refurbished
- Double bedroom
- Fitted kitchen
- Spacious lounge
- Bathroom with a white suite
- Top floor
- Close to local amenities
- Off street parking
- Ideal first time or investment purchase !

Extra info:

- **Property Age:** 62 years
- **Council Tax:** Band A (£949.27 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Off Street Parking
- **Lease info:** 99 years remaining
- **Maintenance:** £400.00 per-year
- **Maintenance Company:** Randall Rittner



HouseSimple are delighted to present this Recently Refurbished One Bed Third Floor Flat located in the heart of Pudsey, the property offers modern living at an affordable price, in a character building with security and peace of mind of being located on the top floor. The property comprises : One double bedroom, family bathroom with bath & separate shower, large living room, modern kitchen with breakfast bar & allocated off street parking space, close to local amenities, a short walk to Pudsey town & short drive to the railway station & motorway networks. Ideal first time or investment purchase.

The property has been previously let for £595.00 (furnished), internal viewing highly recommended !

Entrance Hall

Entering the property through to the ground floor hallway, located on the third floor up two flights of stairs.

Living Room

Well presented Living Room open plan from the Kitchen with power points, TV point, electric radiator & double glazed windows.

Kitchen

Modern Kitchen with built in oven & electric hob, sink with drainage, ample room for additional appliances, power points & breakfast bar.

Master Bedroom

Master Double Bedroom, built in wardrobe, double glazed windows, electric radiator & power points.

Family Bathroom

Bath with separate shower cubicle, toilet, wash basin, heated towel rail & ceiling halogen spotlights.

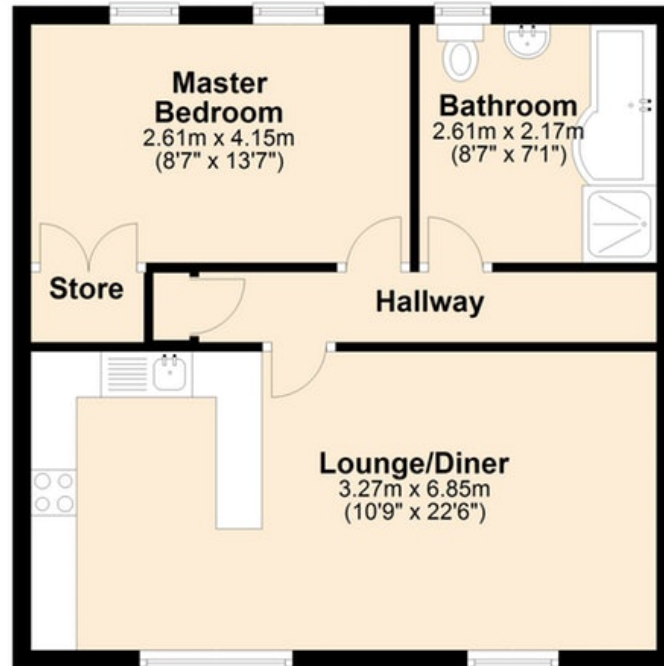
Outside

Property located on a quiet side street off the main road with an allocated off street parking for one car at the rear of the property.

Floor plan:

Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 45.8 sq. metres (492.6 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

Flat 3, 11 Cemetery Road, PUDSEY, LS28 7LW

Dwelling type: Top-floor flat	Reference number: 8302-7223-4429-8897-2613
Date of assessment: 12 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 June 2019	Total floor area: 46 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:	£ 3,108
Over 3 years you could save	£ 1,326

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 123 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,326 over 3 years</p> </div>
Heating	£ 2,202 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 795 over 3 years	£ 429 over 3 years	
Totals	£ 3,108	£ 1,782	

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

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
49	72

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 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 1,323

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.

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MISREPRESENTATION ACT, 1967.

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