



Kent Close, Pudsey, LS28

£180,000

None

Tenure: Freehold, **Bedrooms:** 3

**** VIEWING HIGHLY RECOMMENDED **** Well presented home located in a sought after area of Pudsey close to local amenities and within an easy commuting distance to Leeds & Bradford. The property offers ample living space and would be an ideal home for a growing family!

Key features:

- Three Bedroom Semi-Detached Home
- Lovely Cul-De-Sac Location
- Ample Living Space
- Great Transport Links
- Ideal Family Home
- Viewing Highly Recommended

Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band C (£1391.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



We are pleased to present this three bedroom semi-detached home for sale in Pudsey. Located in the sought-after area of Pudsey, the property benefits from having a large driveway, with room for multiple cars. This property would be ideal for a growing family looking to put their own stamp on a property with more space in a quiet area!

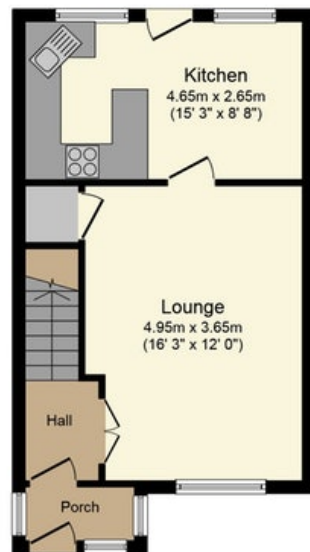
Set over two floors, the property offers ample living space with a large lounge area & modern kitchen diner on the first floor, which leads out onto an enclosed patio area. Moving upstairs there are three good sized bedrooms, two of which are doubles, aswell as a family sized bathroom. To the front of the property is a small grass garden with a driveway running alongside which is met by a large detached garage.

The property is located within a commutable distance to Leeds & Bradford, aswell as offering a fantastic range of local amenities locally. There is also a great selection of public transport links.

All room sizes can be found on the floorplan provided. Please note, this is to be used as a guide only.

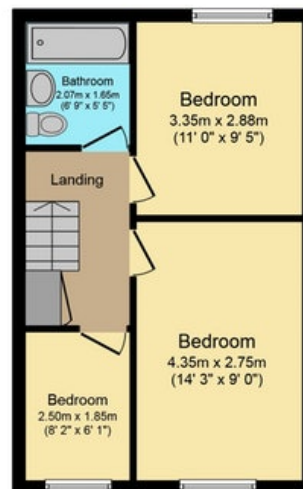
For any further information or to arrange a viewing then please contact Housesimple.

Floor plan:



Ground Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



First Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx

Total floor area 74.0 sq. m. (797 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

12, Kent Close, PUDSEY, LS28 9EY

Dwelling type: Semi-detached house	Reference number: 8165-7423-3340-3737-2992
Date of assessment: 13 July 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 July 2015	Total floor area: 72 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:	£ 2,037
Over 3 years you could save	£ 294

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 144 over 3 years	
Heating	£ 1,488 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 303 over 3 years	£ 201 over 3 years	
Totals	£ 2,037	£ 1,743	

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

	Current	Potential	
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	70	86	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 Floor insulation (suspended floor)	£800 - £1,200	£ 105
2 Low energy lighting for all fixed outlets	£50	£ 87
3 Solar water heating	£4,000 - £6,000	£ 99

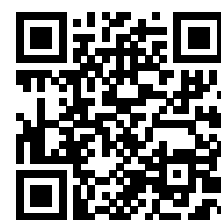
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code