



## Sycamore Fold, Leeds, LS11

**£75,000**

None

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

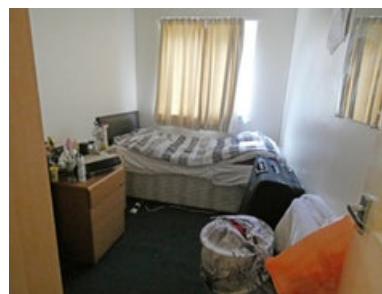
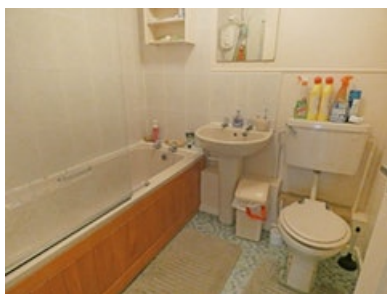
HouseSimple is pleased to present this property in Leeds. Two bed furnished ground floor flat with gas central heating and double glazing. The flat is in a convenient location near the city centre with the number 1 bus route nearby. There are shared gardens to three sides and

### Key features:

- Off street parking
- gas central heating
- double glazing.

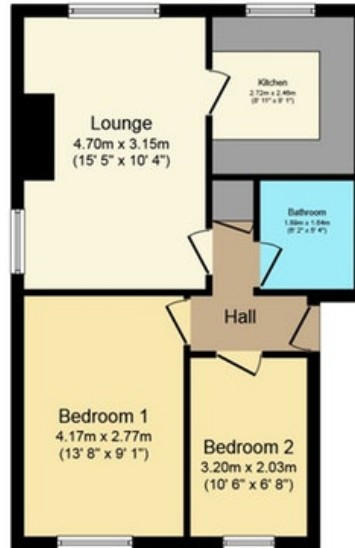
## Extra info:

- **Property Age:** 33 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 66 years remaining  
**Ground Rent:** £50.00 per-annum  
**Maintenance Company:** None



HouseSimple is pleased to present this property in Leeds. Two bed furnished ground floor flat with gas central heating and double glazing. The flat is in a convenient location near the city centre with the number 1 bus route nearby. There are shared gardens to three sides and an allocated off street parking space. Lounge 15'5" x 10'4" with two bay windows, electric fire in surround and radiator. Kitchen 8'9" x 7'11" includes electric oven and hob, washer/dryer and fridge freezer. The Baxi combi boiler is also located in the kitchen. Bedroom 1 is 13'6" x 8'11" and has a bay window and radiator. Bedroom 2 is 10'6" x 6'8" with double glazed window and radiator. The bathroom has bath with Mira electric shower over, basin and WC. The flat is tenanted at £490 per calendar month. There is currently a 66 year lease remaining on the flat. A quote has just been received with three options for extending the lease to either 125 years or 156 years.

## Floor plan:



### Ground Floor Plan

Floor area 48.0 sq. m. (517 sq. ft.) approx

Total floor area 47.6 sq. m. (512.8 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**

**1, Sycamore Fold, LEEDS, LS11 6BD**

|  |   |
|--|---|
| <b>Dwelling type:</b> Ground-floor flat      | <b>Reference number:</b> 8797-8845-1429-9607-9933   |
| <b>Date of assessment:</b> 04 November 2017  | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 06 November 2017 | <b>Total floor area:</b> 53 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>£ 1,542</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 201</b>   |

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings   |
| Lighting                            | £ 123 over 3 years   | £ 123 over 3 years   | <div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 201 over 3 years                 </div> |
| Heating                             | £ 1,206 over 3 years | £ 1,005 over 3 years |  |
| Hot Water                           | £ 213 over 3 years   | £ 213 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 1,542</b>       | <b>£ 1,341</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

Very energy efficient - lower running costs

|                    |
|--------------------|
| (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>    |

Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 71      | 75        |

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.

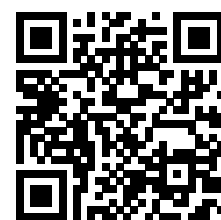
### Top actions you can take to save money and make your home more efficient

| Recommended measures                 | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Floor insulation (suspended floor) | £800 - £1,200   | £ 201                        |

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](http://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.

### 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