



## Cranewells Drive, Leeds, LS15

**£250,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

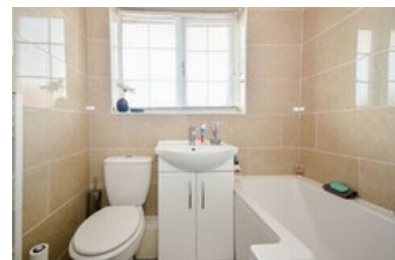
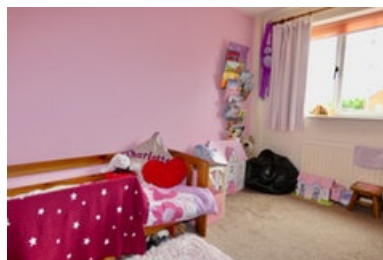
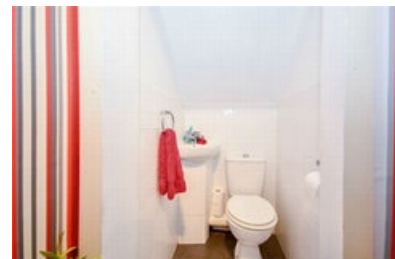
GUIDE PRICE £250,000 - £260,000 An ideal next step on the ladder a smartly presented detached house situated on a corner plot with garage to the rear and extended accommodation to the ground floor. The property enjoys a quiet cul de sac position with a well established residential area

## Key features:

- Sought after location
- Easy Access to the M1
- Local amenities
- Detached House
- Single Garage
- Lounge
- Breakfast kitchen
- Play room/dining room
- Utility room & Wc
- Three bedrooms
- Bathroom
- GUIDE PRICE £250 000 - £260 000

## Extra info:

- **Property Age:** 34 years
- **Council Tax:** Band D (£1644.90 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



**GUIDE PRICE £250,000 - £260,000**

An ideal next step on the ladder a smartly presented detached house situated on a corner plot with garage to the rear and extended accommodation to the ground floor. The property enjoys a quiet cul de sac position with a well established residential area with excellent local amenities, schools & access to the M1.

The accommodation provides an entrance hall, lounge, breakfast kitchen with a utility room off, play room & a Wc. The first floor offers three bedrooms & a bathroom. Outside the property provides gardens to the front and rear with drive & single garage. The property benefits from gas central heating and double glazing with security alarm to the house and to the garage.

**Floor plan:**

## Energy Performance Certificate:

**Energy Performance Certificate**

**5, Cranewells Drive, LEEDS, LS15 9HB**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8471-6226-4820-7616-7902
<b>Date of assessment:</b> 06 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 June 2019	<b>Total floor area:</b> 81 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>£ 2,403</b>
<b>Over 3 years you could save</b>	<b>£ 393</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 180 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 £ 393 over 3 years</p> </div>
Heating	£ 1,836 over 3 years	£ 1,617 over 3 years	
Hot Water	£ 297 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,403</b>	<b>£ 2,010</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
67	83

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 (solid floor)	£4,000 - £6,000	£ 153
2 Low energy lighting for all fixed outlets	£35	£ 75
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 81

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](http://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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