



## Rathmell Road, Leeds, LS15

**£135,000**

Or Nearest Offer

**Tenure:** Freehold, **Bedrooms:** 4

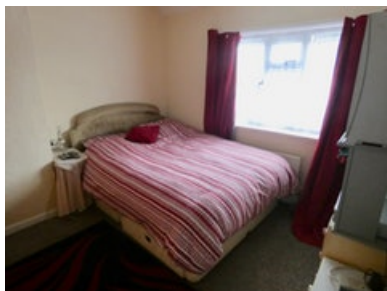
HOUSESIMPLE are pleased to present to the open market this spacious four bedroom semi detached family home which is located within walking distance to local schools, shops and is ideally situated for public transport links, The accommodation offers a wealth of living space of which includes a

### Key features:

- Four bed
- ground floor bathroom
- wooden floors

## Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band a (£1098.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



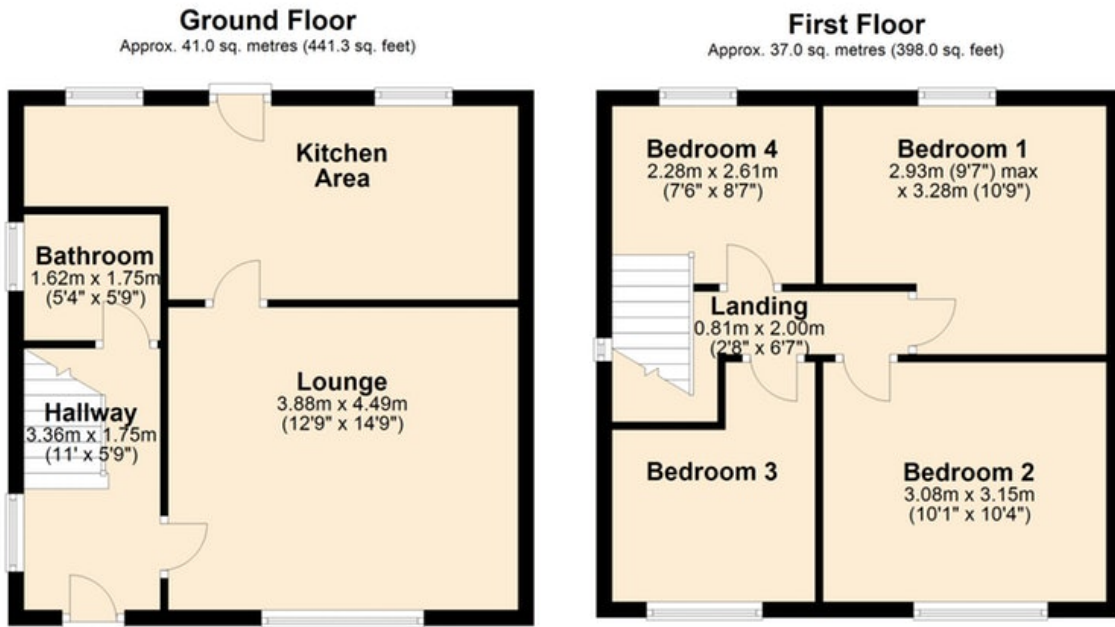
HOUSESIMPLE are pleased to present to the open market this spacious four bedroom semi detached family home which is located within walking distance to local schools, shops and is ideally situated for public transport links,

The accommodation offers a wealth of living space of which includes large lounge, a modern fitted kitchen With integrated fridge freezer, integrated cooker and hob.washer and dryer included in sale (kitchen and all white goods 18 months old) New boiler 18 months ago, with door leading to the rear garden, and a downstairs bathroom room, to the first floor there are four spacious bedrooms three of which are doubles.

Externally this property provides a small low maintenance garden to the front whilst to the rear there is larger low maintenance garden, further to this the property offers gas central heating and extensive double glazing

Viewings are highly recommended,

Floor plan:



Total area: approx. 78.0 sq. metres (839.3 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

**20, Rathmell Road, LEEDS, LS15 0NS**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8641-7926-6690-5440-9996
<b>Date of assessment:</b> 10 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 11 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>£ 2,628</b>
<b>Over 3 years you could save</b>	<b>£ 336</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 315 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;">                     You could save £ 336 over 3 years                 </div>
<b>Heating</b>	£ 2,037 over 3 years	£ 1,923 over 3 years	
<b>Hot Water</b>	£ 276 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 2,628</b>	<b>£ 2,292</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	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">63</td> <td style="text-align: center; font-size: 1.5em;">78</td> </tr> </table>	Current	Potential	63	78	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.
Current	Potential					
63	78					

**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	£ 129
2 Low energy lighting for all fixed outlets	£35	£ 123
3 Solar water heating	£4,000 - £6,000	£ 84

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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### MISREPRESENTATION ACT, 1967.

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