



## Brodrick Drive, Leeds, Horsforth, LS18

**£450,000**

Offers Over

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

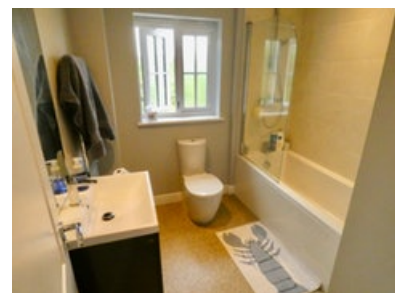
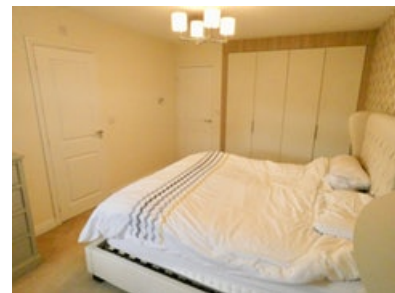
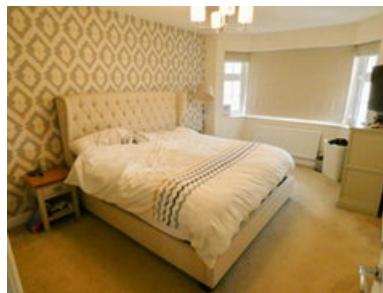
A stunning family home situated in a quiet cul-de-sac in the much sought after area of Horsforth, offering a fantastic range of local amenities aswell as excellent transport links. Internal viewing is highly recommended!

## Key features:

- Four bedrooms
- Detached property
- Quiet cul-de-sac location
- Much sought after modern development
- Large kitchen diner with a range of integrated appliances
- Attached garage
- Ensuite facilities to master bedroom
- Excellent Transport Links

## Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band F (£2375.96 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Boasting a large rear extension providing an additional reception room with underfloor heating and bi-fold doors opens up to the lawned rear garden, good sized kitchen diner with a range of integrated appliances, utility room, downstairs WC, ensuite facilities to the master bedroom, house bathroom with three piece white suite, attached garage, off street driveway parking and an enclosed rear garden with patio area which enjoys far reaching views.

Close to and within the catchment of a number of great primary and secondary schools as well as very convenient for all the amenities Horsforth Town has to offer. The Ring Road (A6120) and the (A65) are near by and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a great bus service runs into the City Centre and, for the more travelled commuter, the Leeds-Bradford Airport is a short drive away.


## Floor plan:



Total area: approx. 149.4 sq. metres (1608.2 sq. feet)

## Energy Performance Certificate:

### Energy Performance Certificate



**7, Brodrick Drive, Horsforth, LEEDS, LS18 4FH**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0926-3872-7116-9404-4095
<b>Date of assessment:</b> 02 September 2014	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 02 September 2014	<b>Total floor area:</b> 120 m <sup>2</sup>

**Use this document to:**

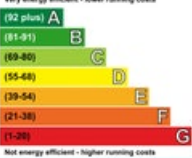
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,548</b>
<b>Over 3 years you could save</b>	<b>£ 135</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 135 over 3 years</p> </div>
Heating	£ 1,047 over 3 years	£ 1,050 over 3 years	
Hot Water	£ 306 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,548</b>	<b>£ 1,413</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

	Current	Potential
	99	100

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).

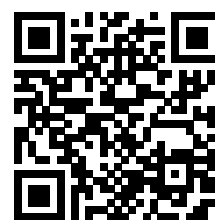
#### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 132

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### MISREPRESENTATION ACT, 1967.

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