



## Belvedere Terrace, Leeds, LS11

**£100,000**

Offers in Excess of

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

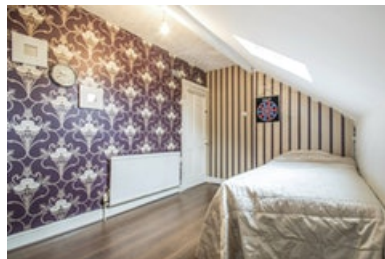
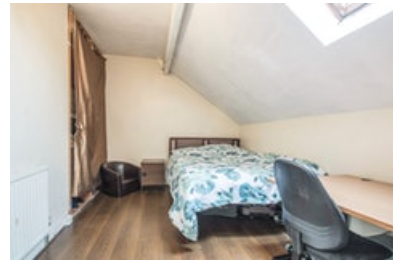
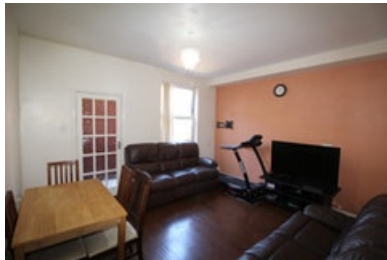
first floor Property Details Housesimple are delighted to introduce this LARGE FAMILY HOME with FOUR GOOD SIZE BEDROOMS offering an excellent purchase opportunity for a growing family or HMO potential. The accommodation briefly comprises: Entrance hallway, spacious lounge, large separate dining

### Key features:

- Two reception rooms
- Well presented
- over four floors

## Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



first floor

### Property Details

Housesimple are delighted to introduce this LARGE FAMILY HOME with FOUR GOOD SIZE BEDROOMS offering an excellent purchase opportunity for a growing family or HMO potential. The accommodation briefly comprises: Entrance hallway, spacious lounge, large separate dining room, fitted kitchen situated in a ground floor extension, cellar storage space, two first floor bedrooms and house bathroom with a white suite. Two further double bedrooms to the second floor. Double glazed windows, gas central heating and pleasant decor throughout. Enclosed low maintenance rear yard/garden. Close access to a wide range of amenities and transport links. Early viewing strongly recommended.

#### Entrance Hall

Exterior entrance door. Central heating radiator. Laminate flooring. Stairs to the first floor accommodation.

#### Lounge 10' 6" x 15' 2" (3.2m x 4.62m )

Large reception room having a large front facing double glazed bay window, laminate flooring and central heating radiator.

#### Dining Room 13' 9" x 12' 4" (4.19m x 3.76m )

Another large reception room having a central heating radiator, rear facing double glazed window, laminate flooring and door giving access to the cellar stairs.

#### Cellar

Two good size rooms as large as the ground floor area, with power and lighting.

**Kitchen** 5' 8" x 11' 4" (1.73m x 3.45m )

Fitted with a range of wall and base units. Laminate work surfaces incorporating a sink and drainer unit. Space for Gas range oven. Space and plumbing for a washing machine. Tiled walls and flooring. Side facing double glazed window and exterior door to the garden.

**Landing**

Doors to all first floor rooms. Laminate flooring. Spacious storage area. Stairs to the second floor accommodation.

**Bedroom 1** 12' 2" x 14' 4" (3.71m x 4.37m )

Large double bedroom having front facing double glazed window, laminate flooring and a central heating radiator.

**Bedroom 2** 9' 5" x 9' 1" (2.87m x 2.77m )

Having a period feature fireplace, rear facing double glazed window, laminate flooring and a central heating radiator.

**Bathroom** 4' 8" x 9' 3" (1.42m x 2.82m )

Fitted with a white three piece bathroom suite comprising low flush WC, wash basin and panelled bath with a shower over. Tiled walls and floor. Heated towel rail. Rear facing double glazed window.

**Second Floor**

**Bedroom 3** 14' 2" x 8' 9" (4.32m x 2.67m )

Another double bedroom with having a skylight window, central heating radiator, laminate flooring and built-in storage area.

**Bedroom 4** 13' 7" x 8' 4" (4.14m x 2.54m )

Further double bedroom having a skylight window, side facing double glazed window, central heating radiator and laminate flooring.

**Exterior**

To the front and rear of the property are low maintenance yard/garden areas.

## Floor plan:



Total floor area 110.0 sq. m. (1,184 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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## Energy Performance Certificate:

**Energy Performance Certificate**

**2, Belvedere Terrace, LEEDS, LS11 7EE**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 8305-6514-5329-2606-2943
<b>Date of assessment:</b> 09 January 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 10 January 2014	<b>Total floor area:</b> 123 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>£ 4,587</b>
<b>Over 3 years you could save</b>	<b>£ 1,443</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 321 over 3 years	£ 195 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 1,443 over 3 years                 </div>
<b>Heating</b>	£ 3,957 over 3 years	£ 2,640 over 3 years	
<b>Hot Water</b>	£ 309 over 3 years	£ 309 over 3 years	
<b>Totals</b>	<b>£ 4,587</b>	<b>£ 3,144</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**

	Current	Potential
	51	74

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 Increase loft insulation to 270 mm	£100 - £350	£ 303
2 Internal or external wall insulation	£4,000 - £14,000	£ 885
3 Floor Insulation	£800 - £1,200	£ 144

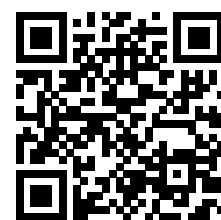
See page 3 for a full list of recommendations for this property.

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.

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