



Kirkstall Lane, Kirkstall, LS5

£120,000

None

Tenure: Leasehold, **Bedrooms:** 2

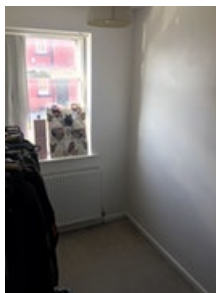
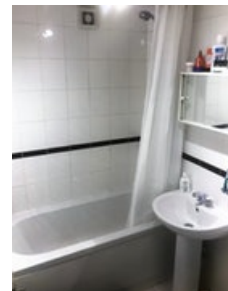
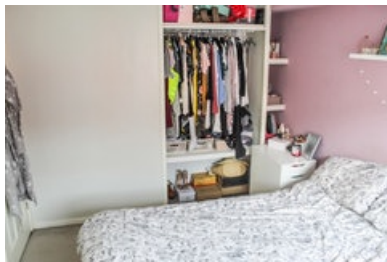
Housesimple are delighted to introduce this well presented ground floor apartment which offers an abundance of space throughout. Situated in a sought after location and on the doorstep to local amenities, the property would be perfect for first time buyers, down sizers and investors. The accomoda

Key features:

- two bed ground floor flat
- well presented
- sought after location
- close proximity to amenities
- no chain

Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 151 years remaining
Ground Rent: £150.00 per-annum
Maintenance Company: n/a



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Situated in a sought after location and on the doorstep to local amenities, the property would be perfect for first time buyers, down sizers and investors.

The accommodation briefly comprises: Entrance vestibule with useful storage area, generous size lounge with dining area which leads to a stylish fitted kitchen comprising a range of units in a high gloss finish. There is a good size main bedroom with fitted wardrobes, a smaller single bedroom and a modern bathroom with shower facilities and attractive tiling. Externally there are communal gardens and ample parking for residents and visitors at the rear.

Kirkstall Lane is ideal for buyers seeking access into the city centre, Headingley's vibrant centre or Train Station and recent investments such as the new Marks and Spencers', Kirkstall forge train station and new housing and business commerce space is bringing a lot of attention to the area, coupled with local projects such as Community gardens and events at the Kirkstall abbey, Kirkstall has become a fashionable place to live and work.

Floor plan:



Ground Floor Plan

Total floor area 45.0 sq. m. (484 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

65, Kirkstall Lane, LEEDS, LS5 3JZ

Dwelling type: Ground-floor flat	Reference number: 8766-7128-2330-2269-9976
Date of assessment: 31 August 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 August 2016	Total floor area: 45 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 1,197
Over 3 years you could save	£ 138

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 102 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 £ 138 over 3 years</p> </div>
Heating	£ 771 over 3 years	£ 723 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	
Totals	£ 1,197	£ 1,059	

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) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
76	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.

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	£ 60
2 Low energy lighting for all fixed outlets	£35	£ 78

To receive advice on what measures you can take to reduce your energy bills, visit 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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