



Bodmin Crescent, Leeds, LS10

£120,000

None

Tenure: Freehold, **Bedrooms:** 3

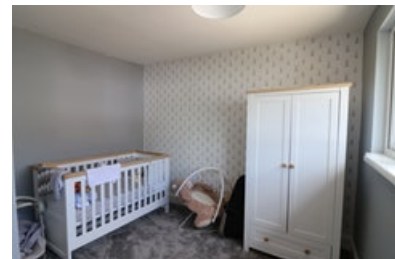
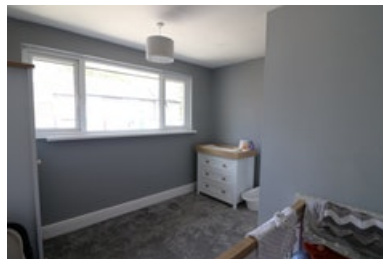
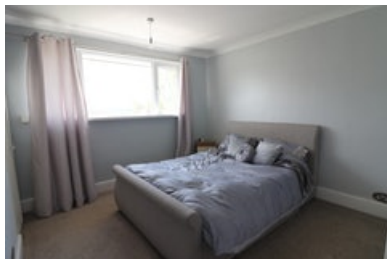
The Property Situated in a sought after location is this well presented three bed mid town house. For sale the accommodation will suit a wide range of buyers it compromises: Gas central heating, front and rear gardens, double glazing, entrance hall, lounge, modern fitted kitchen, landing, three

Key features:

- NO CHAIN
- PRIVATE GARDEN
- LIVING DINER
- Off Street Parking
- Modern Fitted Kitchen

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



The Property

Situated in a sought after location is this well presented three bed mid town house. For sale the accommodation will suit a wide range of buyers it comprises:

Gas central heating, front and rear gardens, double glazing, entrance hall, lounge, modern fitted kitchen, landing, three bedrooms and family bathroom.

An early viewing comes highly recommended to appreciate the accommodation on offer.

Entrance Hall

Double glazed door to front, radiator.

Kitchen

18'3 x 9'4 to alcove

A modern fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink/drain unit, gas oven and hob with brushed stainless steel cooker hood over, plumbing for washing machine, radiator, double glazed window to rear and double glazed door to rear garden.

Lounge

22'3 x 10'8

Double glazed window to front and French door to rear, two radiators.

First Floor Landing

Loft access.

Bedroom One

11'00 x 10'9

Double glazed window to front, radiator, space for wardrobe.

Bedroom Two

11'9 max x 11'00 max

L shaped room, Double glazed window to rear, radiator.

Bedroom Three

10'10 x 6'3

Double glazed window to front, radiator, cupboard.

Family Bathroom

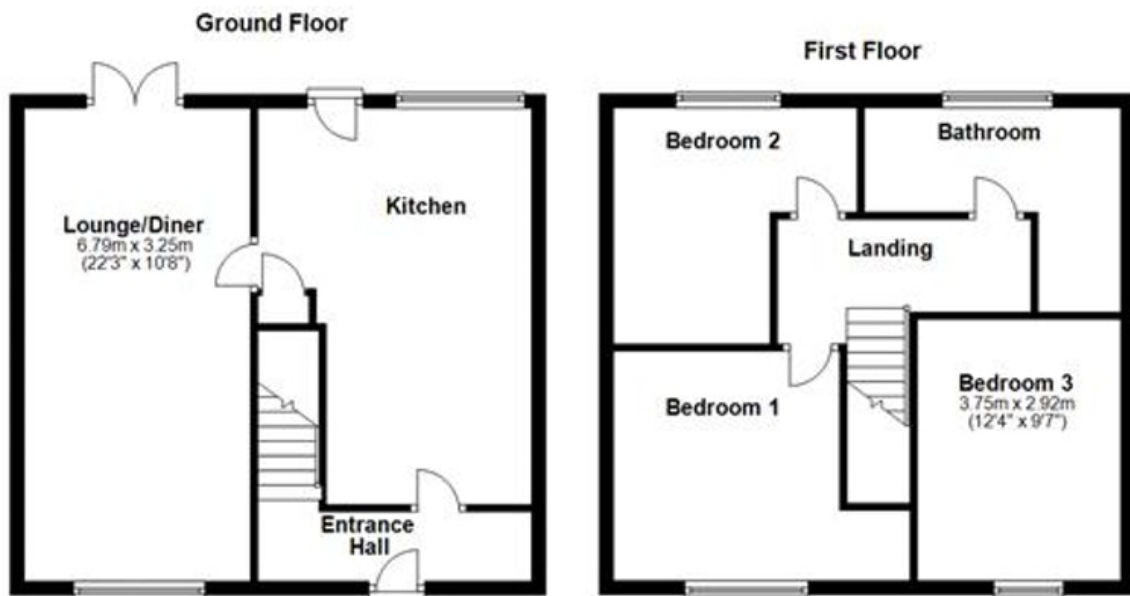
Double glazed window to rear, panel bath, separate shower, W.C, wash hand basin.

Outside

Front - Hard standing area with space for car parking. Step to front double-glazed entrance door.

Rear - Paved with fence boundary very low maintenance.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

101, Bodmin Crescent,
LEEDS,
LS10 4NB

Dwelling type: Mid-terrace house
Date of assessment: 08 March 2010
Date of certificate: 09 March 2010
Reference number: 8710-6027-4750-1458-9906
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 m²

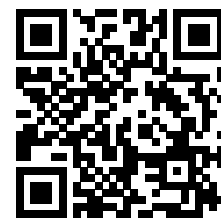
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(91-100) A			(91-100) A
(81-90) B			(81-90) B
(71-80) C			(71-80) C
(61-70) D	70	71	(61-70) D
(51-60) E			(51-60) D
(41-50) F			(41-50) E
(31-40) G			(31-40) F
(21-30)			(21-30) G
(11-20)			(11-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	231 kWh/m ² per year	228 kWh/m ² per year	
Carbon dioxide emissions	3.2 tonnes per year	3.2 tonnes per year	
Lighting	£63 per year	£49 per year	
Heating	£504 per year	£507 per year	
Hot water	£98 per year	£98 per year	

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MISREPRESENTATION ACT, 1967.

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