



Holywell Lane, Leeds, LS17

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Leeds.

£280,000

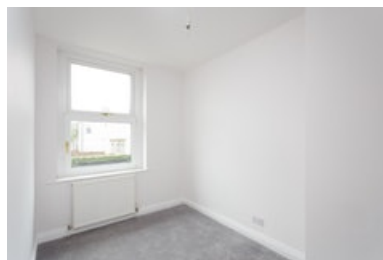
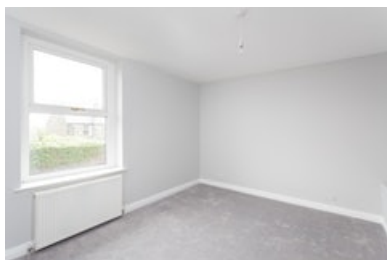
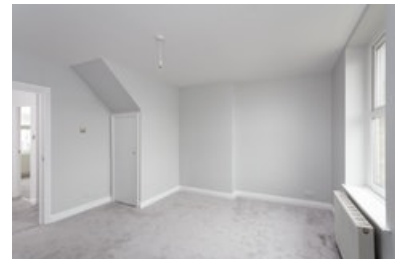
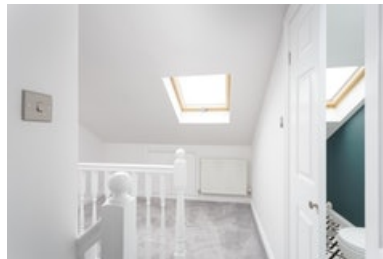
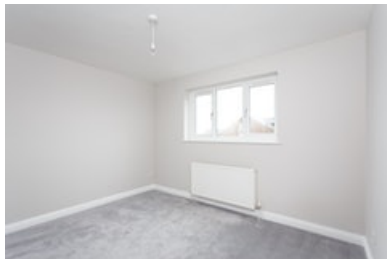
Offers in Excess of

Key features:

- Beautiful 3 bed family home
- Recently renovated to a very high standard throughout
- Popular Shadwell Village Location
- Modern Kitchen
- Large Lounge
- Utility Room
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN

Extra info:

- **Property Age:** 128 years
- **Council Tax:** Band C (£1462.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple is pleased to present this stunning 3 bedroom property in the heart of Shadwell village. Within the catchment area for the Outstanding Shadwell Primary School and 2 mins walking distance from the village pub, park and the post office the location is perfect. Completely renovated to an excellent standard in 2019 this house is a tardis with a new full height dormer with ensuite, wood burning stove, entrance hallway and utility room making this a spacious 3 bedroom 2 bathroom house.

With Shadwell soon to be a conservation area the extra space already here is a real plus. There is a cottage style garden to the front with double doors leading out to a spacious yet quiet back garden with off street parking and plenty of shed space. Internally it briefly comprises; kitchen with through lounge and ample under stairs storage on the ground floor. On the first floor is a large double bedroom, house bathroom and a further double room with stairs leading to the second-floor dormer bedroom with excellent views and ensuite shower room.

Shadwell village is an extremely popular residential location with a fantastic community feel, excellent local schooling, beautiful country views and yet within easy reach of Leeds city centre, Moortown, Harrogate, York and Wetherby.

**** MOTIVATED VENDOR - NO ONWARD CHAIN - INTERNAL VIEWING HIGHLY RECOMMENDED ****

Floor plan:



Total floor area 102.0 sq. m. (1,098 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

12, Holywell Lane,
LEEDS,
LS17 8HA

Dwelling type: Mid-terrace house
Date of assessment: 14 April 2010
Date of certificate: 14 April 2010
Reference number: 8526-1847-2429-1596-6403
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

Mid-terrace house
14 April 2010
14 April 2010
8526-1847-2429-1596-6403
RdSAP, existing dwelling
76 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

	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(71-80) C		
(61-70) D		
(51-60) E		
(41-50) F		
(31-40) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(91-100) A		
(81-90) B		
(71-80) C		
(61-70) D		
(51-60) E		
(41-50) F		
(31-40) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	316 kWh/m ² per year	220 kWh/m ² per year
Carbon dioxide emissions	4.0 tonnes per year	2.8 tonnes per year
Lighting	£47 per year	£47 per year
Heating	£626 per year	£435 per year
Hot water	£102 per year	£96 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

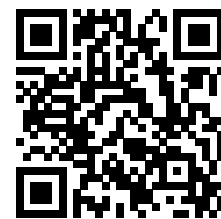
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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