



Richmond Gardens, Pudsey, LS28

£149,500

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

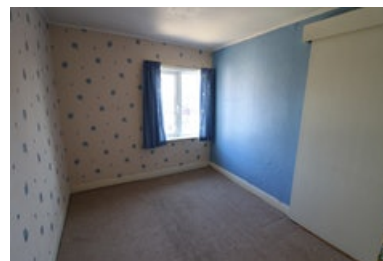
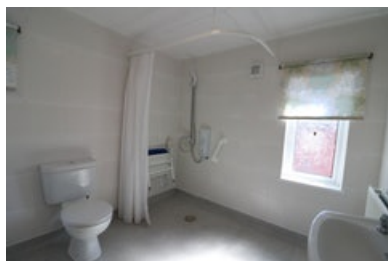
HouseSimple is pleased to present this property in Pudsey.

Key features:

- No Chain
- Private Garden
- Sought After Location
- Wet Room
- Garage

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band B (£1279.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



Full description

RECENTLY REDUCED

2 BEDROOM SEMI DETACHED HOUSE WITH PRIVATE GARDEN

House Simple have on offer a fantastic two bedroom house offering private and enclosed garden. This house benefits from central heating and double glazing. The property briefly comprises lounge, fitted kitchen, first floor- two bedrooms and a wet room/bathroom. Outside to the rear is a private garden enclosed with timber built fenced boundary.

Accommodation:

Lounge

13'1" x 13'1"

Double-glazed box/bay window to front aspect. Gas fire, and central heating radiator.

Kitchen

16'1" x 9'50"

Fitted kitchen with wall and base fitted units, worksurface, stainless steel sink and drainer. Double glazed window to the rear and side and double-glazed door to the rear garden. Door to a storage area under the stairs. Central heated radiator and recently fitted new combi gas boiler.

First Floor

Landing double glazed window to side elevation.

Bathroom

Fully tiled white bathroom comprising shower, pedestal hand wash basin, w/c, extractor fan and central heated radiator. Double-glazed window to the rear elevation.

Bedroom One

13'1 x 13'2

Bedroom to the front of the property. Front elevation double-glazed window, central heated radiator.

Bedroom Two

10'8" x 7'3"

Bedroom to the rear of the property. Rear elevation double-glazed window, and central heated radiator.

Outside

To the rear this property has a private and enclosed garden with timber fence and a garage. To the front of the property is a very low maintenance paved area surrounded by a brick built wall and a gate which leads up the path to the front door.

Double Glazing

The property has the benefit of UPVC double glazing.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

6, Richmond Gardens, PUDSEY, LS28 9BX

Dwelling type: Semi-detached house	Reference number: 8751-7625-6380-1472-3922
Date of assessment: 22 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 May 2019	Total floor area: 64 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:	£ 2,760
Over 3 years you could save	£ 789

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 147 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 789 over 3 years</p> </div>
Heating	£ 2,271 over 3 years	£ 1,689 over 3 years	
Hot Water	£ 300 over 3 years	£ 135 over 3 years	
Totals	£ 2,760	£ 1,971	

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

<p style="font-size: 0.8em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: 0.8em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">55</td><td style="text-align: center;">80</td></tr> </table>	Current	Potential	55	80	<p style="font-size: 0.8em;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em;">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.</p>
(92 plus) A													
(81-91) B													
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(1-20) G													
Current	Potential												
55	80												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 324
2 Floor insulation (suspended floor)	£800 - £1,200	£ 126
3 Low energy lighting for all fixed outlets	£10	£ 36

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 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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MISREPRESENTATION ACT, 1967.

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