



## Kensington Way, Leeds, LS10

**£80,000**

None

**Tenure:** Leasehold, **Bedrooms:** 1

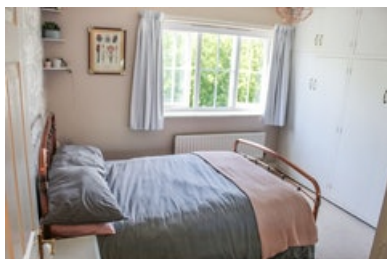
This is a superb opportunity to purchase a top-floor one bedroom apartment located within close proximity of the Middleton Wood Nature Reserve and Middleton's shops and amenities. Also located within 3 miles of Leeds City Centre and is in close proximity to the motorway network. This newly

## Key features:

- One bedroom apartment
- Sought after location
- Close to amenities in Middleton
- Newly decorated
- Intercom entry system
- On-site resident parking
- Viewing highly recommended
- Buy to let
- Perfect first time buyer home
- Top floor position
- Motivated vendor
- Internal viewing highly recommended

## Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 83 years remaining  
**Ground Rent:** £80.64 per-annum  
**Maintenance:** £1108.36 per-year  
**Maintenance Company:** Gateway Property Management



*This is a superb opportunity to purchase a top-floor one bedroom apartment located within close proximity of the Middleton Wood Nature Reserve and Middleton's shops and amenities. Also located within 3 miles of Leeds City Centre and is in close proximity to the motorway network. This newly decorated one bedroom purpose built apartment would make a great first time buy or investment opportunity. Viewing highly recommended to appreciate what this fantastic property has to offer.*

*The flat features a newly installed white bathroom suite with shower over bath, gas fired central heating, and UPVC double glazing. There are a range of modern upper and lower level units to the kitchen, a spacious bedroom, and to the front of the property there is on-site resident parking.*

*Middleton is a bustling area offering extensive local amenities including a range of shops, supermarkets, GP and dental practices, banks, bars and takeaway restaurants. Further amenities include a local library and leisure centre. Regular transport services available on Ring Road Middleton afford easy access to the city centre and surrounding areas. The nearby M621 provides access to the business centres of Bradford, Harrogate, York and Wetherby.*

#### Communal Hall

Intercom security system, stairs leading to apartment.

#### Entrance Hall

Entrance door, single panel radiator, boiler cupboard housing boiler providing central heating and instantaneous hot water as well as storage space, access to roof space, telephone intercom system.

#### Lounge

Radiator, UPVC sealed unit double glazed french doors lead out to a Juliette balcony, shaped archway through to;

#### Dining Room

Single panel radiator.

#### Kitchen

Range of modern high and low level cupboard and drawer units, newly installed work surfaces and vinyl flooring, four ring electric hob, electric oven, plumbing facility for automatic washing machine, extractor hood.

#### Bathroom

Newly installed white suite consisting of a rectangular panelled bath with shower over, pedestal wash hand basin, low level flush WC and recently installed vinyl flooring, chrome towel rail/radiator, and extractor fan.

#### Bedroom One

Single panel radiator, spacious built in wardrobes and cupboards.

#### Outside

To the front of the property there is one allocated parking space and visitor parking spaces.

To the rear of the property there is ample greenery and picturesque park space, easily accessible for use during the summer.

Floor plan:



Floor Plan

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

**33, Kensington Way, LEEDS, LS10 4UP**

<b>Dwelling type:</b> Top-floor flat	<b>Reference number:</b> 8917-7427-0370-4698-0922
<b>Date of assessment:</b> 28 March 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 28 March 2013	<b>Total floor area:</b> 47 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>£ 1,110</b>
<b>Over 3 years you could save</b>	<b>£ 135</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 96 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 135 over 3 years</p> </div>
Heating	£ 684 over 3 years	£ 672 over 3 years	
Hot Water	£ 234 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 1,110</b>	<b>£ 975</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**

<p style="margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffff00; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffa500; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff4500; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #ff0000; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="margin: 0; font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Current	Potential	77	80	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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>
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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 81
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 54

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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