



Brownhill Crescent, Leeds, LS9

£80,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

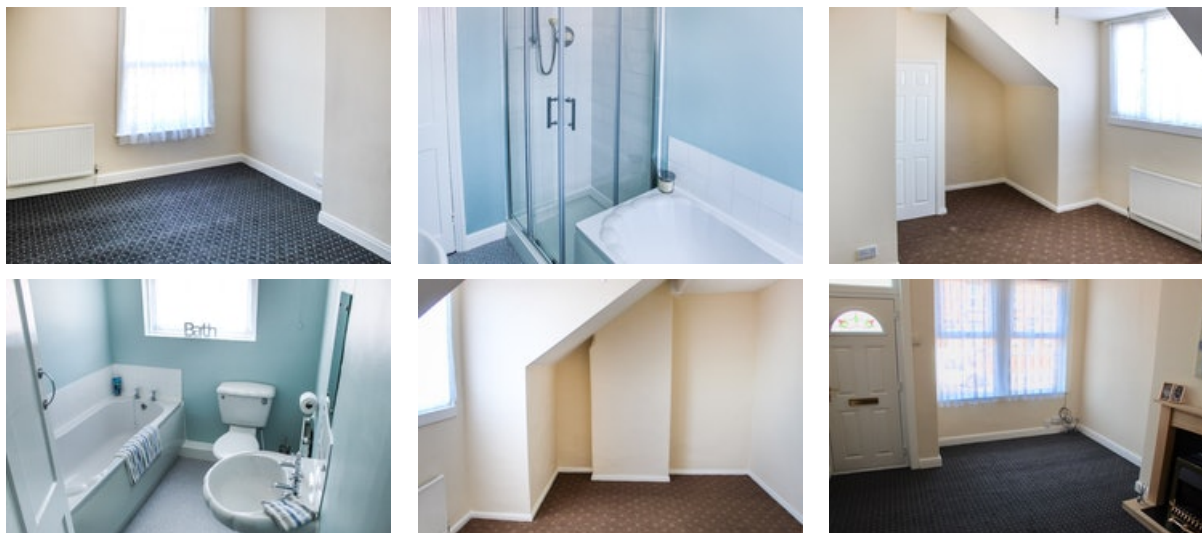
**** IDEAL INVESTMENT AND FIRST TIME BUYER PROPERTY WITH NO CHAIN **** Housesimple is pleased to offer a well presented two bedroom mid terraced property situated on Brownhill Crescent, Leeds, LS9. The property is close to a fantastic range of local amenities, as well as being in the catchment a

Key features:

- Two Bedroom Terraced Property
- Sought After Location
- No Chain
- Well Presented Throughout
- Great Location
- Cellar
- Viewing Highly Recommended

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



**** IDEAL INVESTMENT AND FIRST TIME BUYER PROPERTY WITH NO CHAIN ****

Housesimple is pleased to offer a well presented two bedroom mid terraced property situated on Brownhill Crescent, Leeds, LS9.

The property is close to a fantastic range of local amenities, as well as being in the catchment area of two highly acclaimed primary schools.

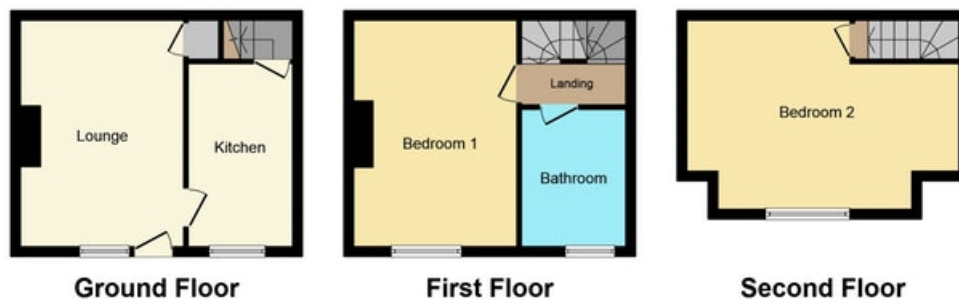
The accommodation on offer is spread over three floors, with the ground floor comprising of a large living room and a kitchen with access to the cellar. This is a good size space that could be turned into a room with the correct consent.

The first floor boasts a double bedroom and a good size house bathroom, with the second-floor benefiting from a further bedroom.

The front of the house has a small secure yard area which is paved and enclosed by a wall and gate.

This property needs to be viewed to be fully appreciated so act quick to avoid disappointment!

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

6, Brownhill Crescent, LEEDS, LS9 6EB

Dwelling type: Mid-terrace house	Reference number: 2478-1006-6225-5071-1984
Date of assessment: 23 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 May 2019	Total floor area: 91 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:	£ 3,354
Over 3 years you could save	£ 1,278

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 1,278 over 3 years </div>
Heating	£ 2,847 over 3 years	£ 1,665 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
Totals	£ 3,354	£ 2,076	

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>Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p style="border: 1px solid black; padding: 2px;">Current</p> <p style="border: 1px solid black; padding: 2px;">Potential</p> </div> <div style="width: 45%;"> <p style="border: 1px solid black; padding: 2px; text-align: center;">82</p> <p style="border: 1px solid black; padding: 2px; text-align: center;">60</p> </div> </div>	<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 Room-in-roof insulation	£1,500 - £2,700	£ 879
2 Internal or external wall insulation	£4,000 - £14,000	£ 303
3 Solar water heating	£4,000 - £6,000	£ 99

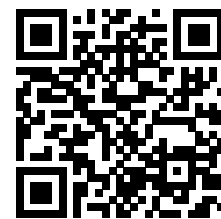
See page 3 for a full list of recommendations for this property.

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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