



Cavendish Road, Wetherby, LS22

£425,000

None

Tenure: Freehold, **Bedrooms:** 4

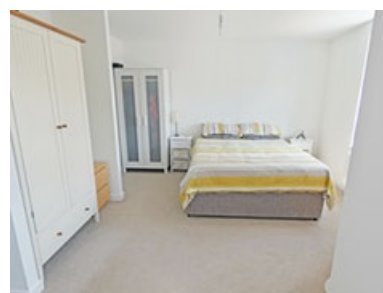
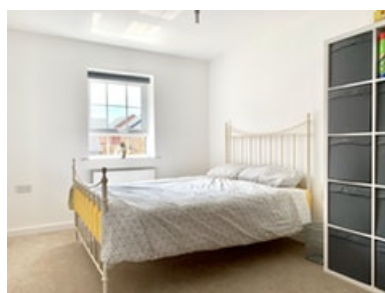
Housesimple are proud to present this luxury four bedroom family home in a sought after location in Wetherby. The property has a modern kitchen with integrated dining and family areas and French doors to the garden. There is a separate utility room, study and spacious living room with bay window.

Key features:

- Beautiful Presented
- Detached Family Home
- Sought After Location
- Master Bedroom with en-suite
- Garage
- Private Enclosed Rear Garden
- Modern Fixtures and fittings
- Close to Local Amenities
- Great Transport Links
- Viewings Highly Recommended

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band E (£1475.34 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



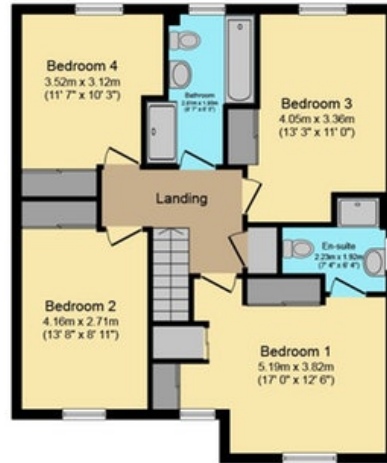
Housesimple are proud to present this luxury four bedroom family home in a sought after location in Wetherby. The property has a modern kitchen with integrated dining and family areas and French doors to the garden. There is a separate utility room, The Living area is a perfect place to relax. Upstairs is a large master bedroom with en suite, three more double bedrooms, and family bathroom with bath and separate shower. This home has not to be missed viewings are highly recommended. This would make a wonderful family home and is convenient for local Schools and amenities.

Floor plan:



Ground Floor

Floor area 79.0 sq. m. (850 sq. ft.) approx



First Floor

Floor area 73.0 sq. m. (786 sq. ft.) approx

Total floor area 152.0 sq. m. (1,636 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

1, Cavendish Road, WETHERBY, LS22 7UX

Dwelling type: Detached house	Reference number: 2378-2968-7369-5053-1924
Date of assessment: 23 November 2017	Type of assessment: SAP, new dwelling
Date of certificate: 23 November 2017	Total floor area: 124 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:	£ 1,542
Over 3 years you could save	£ 132

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 132 over 3 years</p> </div>
Heating	£ 1,008 over 3 years	£ 1,014 over 3 years	
Hot Water	£ 315 over 3 years	£ 177 over 3 years	
Totals	£ 1,542	£ 1,410	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p> <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="width: 30%;"></th> <th style="width: 35%; border: 1px solid black;">Current</th> <th style="width: 35%; border: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">←</td> <td style="text-align: center; border: 1px solid black; font-size: 1.5em;">84</td> <td style="text-align: center; border: 1px solid black; font-size: 1.5em;">93</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G		Current	Potential	←	84	93	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">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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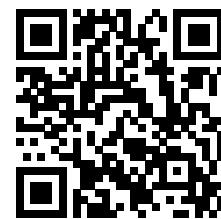
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 135
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 792

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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