



## Roderick Street, Leeds, LS12

**£124,995**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

Full description 3 BEDROOM SEMI DETACHED HOUSE WITH PRIVATE GARDEN \*PRICED TO SELL\* House Simple have on offer this partially refurbished three-bedroom, lowest price in LS12, semi-detached house with bags of potential, and a huge garden (should you wish to extend the property at any time),

### Key features:

- No Chain
- Large Garden
- 3 Bedrooms
- Block Pave Drive
- 2kw PV Solar Power Generation

## Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£1102.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Private Driveway



## Full description

3 BEDROOM SEMI DETACHED HOUSE WITH PRIVATE GARDEN \*PRICED TO SELL\*

House Simple have on offer this partially refurbished three-bedroom, lowest price in LS12, semi-detached house with bags of potential, and a huge garden (should you wish to extend the property at any time), has been recently decorated and new carpets fitted, along with replacement of the electrical Consumer Unit and Central Heating boiler. This house not only benefits from central heating, part UPVC double glazing but additionally includes Solar Power electricity generation (free electric). The property briefly comprises lounge, fitted kitchen, dining area, conservatory, first floor- three bedrooms and a bathroom. Outside to the front of the property is a block paved driveway with a brick-built wall. The rear is a large garden set to lawn with paved patio area in need of a little TLC enclosed with timber fenced boundary. With only a small amount work and a little TLC to finish the refurbishment, this house is a bargain price for a property with so much potential.

### Accommodation:

#### Entrance

Access from the conservatory, cupboard under stairs, stairs to first floor and access to lounge and kitchen.

#### Lounge

14'8" x 11'1"

Double-glazed window to the front. Electric fireplace and central heated radiator.

#### Kitchen/Diner

14'04" x 9'57"

Fitted kitchen with wall and base fitted units, stainless steel sink and drainer, central heating boiler, Double

Fitted kitchen with main and base units, stainless steel sink and drainer, central heating, front double glazed sliding door to the rear and storage cupboard. Central Heated radiator.

## First Floor

### Landing

### Bathroom

Tiled bathroom with laminate floor style vinyl covering comprising corner bath, w/c and hand wash basin. Window to the side elevation.

### Bedroom One

13'38 x 10'84

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

### Bedroom Two

11'1" x 8'6"

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

### Bedroom Three

4'10" x 10'3"

Bedroom to the front of the property. Side elevation double-glazed window and central heated radiator.

## Outside

To the front of the property is a block paved driveway with a brick built wall. To the rear there is a large garden mostly grass, patio/paved area with a timber fence border.

## Central Heating

The property has the benefit of gas central heating and radiators in each room.

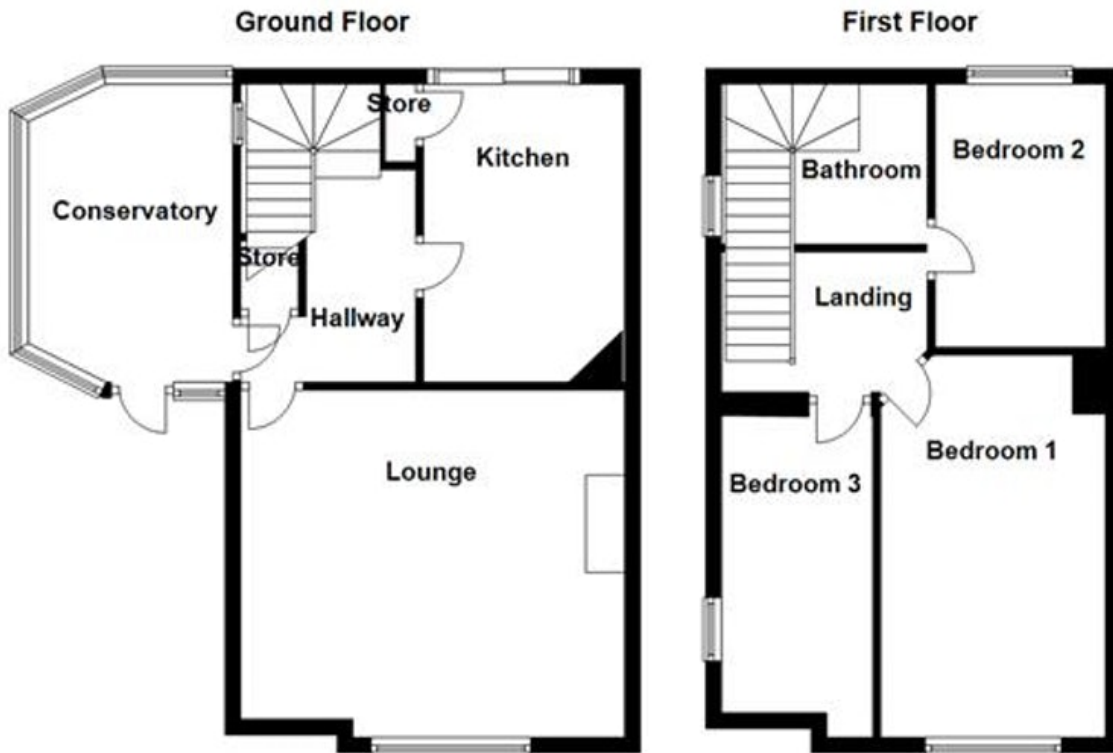
## 2kw Solar Panel Feed In System

The property benefits from a roof photovoltaic solar system comprising 2 x 4 roof mounted solar panels front and back with WiFi enabled inverters which can be viewed on line. Generating power and feeding into the house electrical system lowering energy bills.

## Double Glazing

The property has the benefit of UPVC double glazing.

**Floor plan:**



## Energy Performance Certificate:

**Energy Performance Certificate**

**28, Roderick Street, LEEDS, LS12 4NE**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8506-1718-7029-5906-6773
<b>Date of assessment:</b> 09 March 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 09 March 2013	<b>Total floor area:</b> 63 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>£ 2,517</b>
<b>Over 3 years you could save</b>	<b>£ 1,152</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 114 over 3 years	£ 114 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;">                     You could save £ 1,152 over 3 years                 </div>
<b>Heating</b>	£ 1,938 over 3 years	£ 1,032 over 3 years	
<b>Hot Water</b>	£ 465 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 2,517</b>	<b>£ 1,365</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="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: #4f81bd; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #66c2a3; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #99d9c9; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #d9ead3; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em; border: 1px solid black;">55</td> <td style="text-align: center; font-size: 1.5em; border: 1px solid black;">89</td> </tr> </table>	Current	Potential	55	89	<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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Current	Potential												
55	89												

**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	£ 512
2 Floor insulation	£800 - £1,200	£ 129
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 174

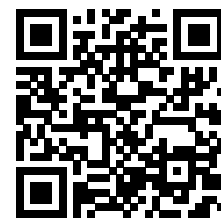
See page 3 for a full list of recommendations for this property.

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](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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