



Garden Village, Leeds, LS25

£110,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

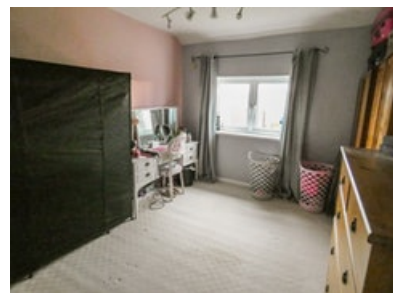
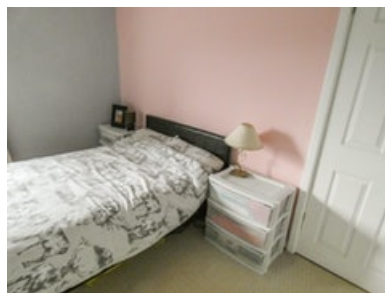
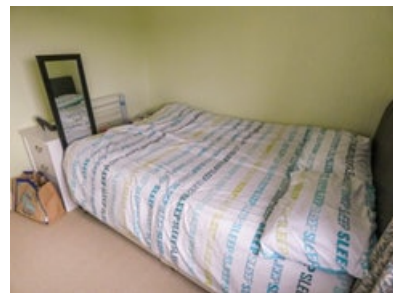
****GUIDE PRICE £110,000 - £120,000**** We are pleased to bring to the market this; three bedroom mid terraced home situated in the village of Micklefield and within close proximity to all major motorway networks and within walking distance of the railway station for trains to Leeds, York and beyond.

Key features:

- Viewings Highly Recommended
- Ideal For First Time Buyers & Growing Families
- Three Bedrooms
- Fantastic Location
- Kitchen Diner
- Spacious Lounge

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1167.25 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



****GUIDE PRICE £110,000 - £120,000****

We are pleased to bring to the market this three bedroomed mid terraced property situated in the village of Micklefield and within close proximity to all major motorway networks and within walking distance of the railway station for trains to Leeds, York and beyond.

The accommodation briefly comprises entrance hall, lounge, kitchen/diner, first-floor landing, bedroom one, bedroom two, bedroom three and bathroom/w.c.

In addition, the property has PVCu double glazed windows, PVCu double glazed entrance doors, gas fired central heating with combination boiler being located in the kitchen, fitted kitchen with four ring gas hob, extractor over and built-in electric oven, white bathroom suite.

Outside to the front of the property is a lawned garden with pathway leading to the front door. To the rear of the property is a lawned garden with paved patio seating area and washed pebble stone off road parking.

Entrance Hall - 4'10" x 4'6" (1.47m x 1.37m)

Lounge - 13'9" x 13'2" (4.19m x 4.01m)

Kitchen/Diner - 14'1" x 11'2" (4.29m x 3.40m)

Bedroom One - 13'1" x 10'8" (3.99m x 3.25m)

Bedroom Two - 11'4" x 8'10" (3.45m x 2.69m)

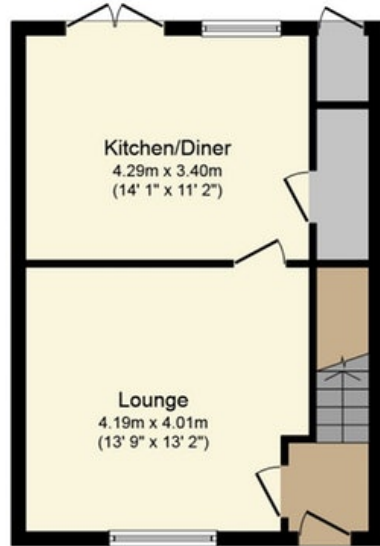
Bedroom Three - 8'4" x 8'3" (2.54m x 2.51m)

Bathroom/W.C. - 8'11" x 6'5" (2.72m x 1.96m) - Being a three piece white suite comprising pedestal wash basin, low flush w.c,

Outside - To the front of the property is a lawned garden with pathway leading to the front door. To the rear of the property is a lawned garden with a paved patio seating area. A washed pebble stone driveway provides off road parking. Outside storage space.

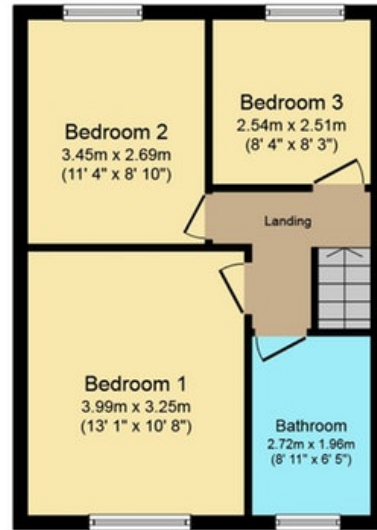
Location - From the A63 Leeds/Selby Road turn into Micklefield on the Old Great North Road. On entering the village proceed under the viaduct and Garden Village can be found on the right-hand side.

Floor plan:



Ground Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx



First Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx

Total floor area 78.0 sq. m. (840 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

81, Garden Village
Micklefield
LEEDS
LS25 4AD

Dwelling type: Mid-terrace house
Date of assessment: 9 March 2010
Date of certificate: 09-Mar-2010
Reference number: 0518-5076-6227-7730-5940
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D	68	77
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D	63	74
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	259 kWh/m ² per year	180 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.4 tonnes per year
Lighting	£62 per year	£41 per year
Heating	£517 per year	£381 per year
Hot water	£118 per year	£96 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

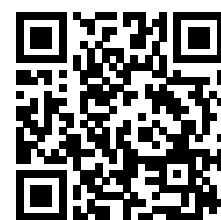
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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