



## Whincover Road, Leeds, LS12

**£120,000**

None

**Tenure:** Freehold, **Bedrooms:** 2

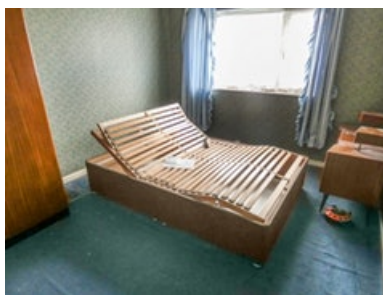
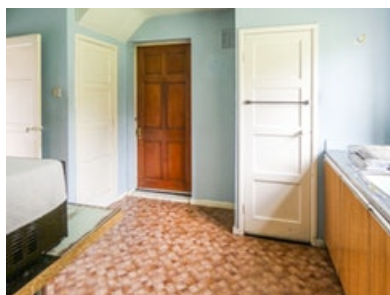
Housesimple are pleased to offer for sale is this three bedroom semi-detached property situated on the popular Whincovers area of Farnley with local facilities and ease of access to good commuter links. The property has gas central heating, sealed unit double glazing, lounge, kitchen, three be

## Key features:

- Ideal first home
- In need of Modernisation
- Three Bedroom
- Large Garden
- Lots of potencial
- Close to local amenities
- Viewings advised to see the full potential
- Situated on the popular Whincovers area of Farnley

## Extra info:

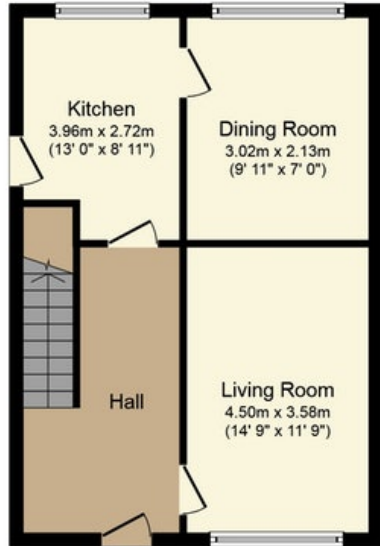
- **Property Age:** 69 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



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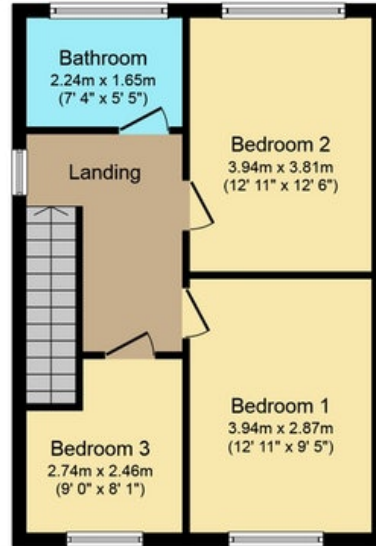
The property has gas central heating, sealed unit double glazing, lounge, kitchen, three bedrooms and house bathroom. In need of some decorative modernisation, garden to the rear. Sold with vacant possession and at a realistic asking price. This would be a ideal home for the forst time buyer to make there own mark.

Floor plan:



**Ground Floor**

Floor area 44.0 sq. m. (474 sq. ft.) approx



**First Floor**

Floor area 44.0 sq. m. (474 sq. ft.) approx

Total floor area 88.0 sq. m. (947 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

**107, Whincover Road, LEEDS, LS12 5JY**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0258-1029-7206-6841-8934
<b>Date of assessment:</b> 05 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 05 June 2019	<b>Total floor area:</b> 80 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>£ 2,688</b>
<b>Over 3 years you could save</b>	<b>£ 579</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 579 over 3 years                 </div>
Heating	£ 2,022 over 3 years	£ 1,731 over 3 years	
Hot Water	£ 333 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,688</b>	<b>£ 2,109</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: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-x-small;">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 border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">G</td><td style="text-align: center;">B</td></tr> </table>	Current	Potential	G	B	<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>
(92 plus) <b>A</b>													
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Current	Potential												
G	B												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 186
2 Low energy lighting for all fixed outlets	£40	£ 132
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 171

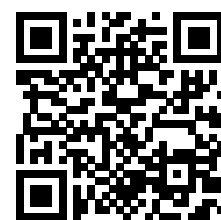
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. 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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