



## Kennerleigh Drive, Leeds, LS15

**£210,000**

None

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

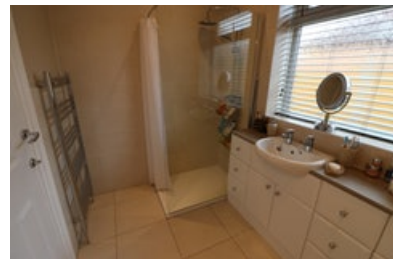
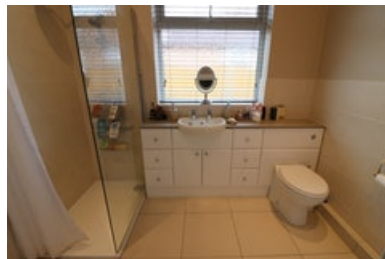
Description House Simple are offering for sale this high quality 2 bedroom detached bungalow. In this very sought after location. The property briefly comprises; high specification kitchen, dining room, sunroom, lounge, bathroom, and two large double bedrooms. All fitted with blinds throughout. Out

### Key features:

- Sought After Location
- Beautiful New Kitchen
- Large Private Drive
- Detached Garage
- Stunning South Facing Rear Garden
- High Quality Bathroom

## Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band C (£1462.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



## Description

House Simple are offering for sale this high quality 2 bedroom detached bungalow. In this very sought after location. The property briefly comprises; high specification kitchen, dining room, sunroom, lounge, bathroom, and two double bedrooms. All fitted with blinds throughout. Outside the property has gardens both front and rear with private driveway providing great off-street parking and a single detached garage. The front garden is mainly gravelled with decorative borders housing mature shrubs and plants. The private and enclosed south facing rear garden is partly laid to lawn and partly gravelled with decorative shrubs and plants, with a fantastic patio area for relaxing in the sun and there is a timber-built storage shed. The property benefits of gas central heating and double glazing throughout. This property must be viewed to appreciate the high-quality finish.

## Location

Situated just 200 yards from the railway station which is perfect for the commuter. This location is the perfect place for the home owner who wants amenities close by or a city worker, who doesn't want to live in the hustle and bustle of the city centre (only 4.5 miles away). Also 200 yards away is a state of the arts health centre, just a few yards further on a range of shops cafes restaurants and banks including an indoor shopping centre just 600m away. Junction 46 of the M1 is just a short distance of 1.3 miles. For those who like to spend the day out Temple Newsam House, park and golf course are 2.3 miles distant.

### Kitchen 10'10" x 8'4"

Very modern high specification fitted kitchen comprising; a range of modern grey shaker style units including wall, base and drawer units, currently gas cooker and hob unit with a stainless steel cooker hood above, solid oak worktops, washing machine, ceramic sink and drainer, spotlights to ceiling and under cupboards, double glazed door and window to side elevation and central heating radiator.

### Dining Room 9'4" x 10'

## Dining Room 9'6" x 11'

Open plan access from the kitchen is a naturally light and spacious dining room with folding doors giving access to the sunroom. Double-glazed windows to the side and rear and central heating radiator and tv aerial.

## Sunroom 9'4" x 8'8"

Beaming with natural light flowing through the double-glazed windows to the side and the French doors leading out to the rear and giving access to the patio area. This room features tiled floor and central heating radiator.

## Hallway

Internal doors giving access to bedrooms, lounge and bathroom.

## Lounge 16'9" x 11'4"

Light and spacious living area with neutral and light decoration, coving to ceiling, coal effect gas fire with sandstone fireplace with optional integral lighting, TV point, Telephone point, central heating radiator and large double-glazed bay window to front elevation.

## Bedroom 1 14'1" x 11'4"

This large master bedroom has been tastefully fitted with modern fitted wardrobes, coving to ceiling, French doors leading into the sunroom and central heating radiator. Telephone point and T.V. Aerial.

## Bedroom 2 9' x 8'4"

Another double bedroom with central heating radiator and double-glazed window to front elevation.

## Bathroom 10'9" x 5'

Half-tiled with modern decoration, walk-in shower, high standard vanity unit with hand wash basin and w/c, chrome towel radiator, spotlights to ceiling and double-glazed window to side elevation.

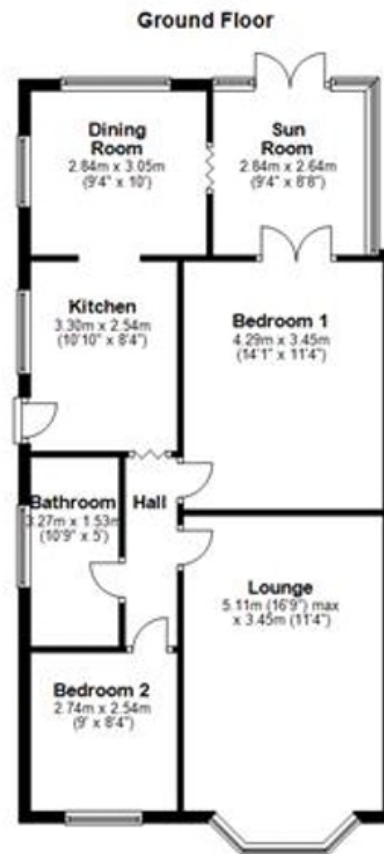
## Loft

Ladder access to half boarded loft space.

## Outside

Outside the property has gardens both front and rear with private driveway providing great off-street parking for up to 3 cars and a single detached garage with electricity. The front garden is mainly gravelled with decorative borders housing mature shrubs and plants. The private and enclosed rear garden is partly laid to lawn and partly gravelled with decorative shrubs and plants, with a fantastic patio area for relaxing in the sun and there is a timber-built storage shed.

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**23, Kennerleigh Drive, LEEDS, LS15 8RZ**

**Dwelling type:** Semi-detached bungalow      **Reference number:** 0236-2878-7869-9991-6985  
**Date of assessment:** 18 June 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 18 June 2019      **Total floor area:** 75 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>£ 1,923</b>
<b>Over 3 years you could save</b>	<b>£ 264</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 168 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 264 over 3 years                 </div>
Heating	£ 1,428 over 3 years	£ 1,296 over 3 years	
Hot Water	£ 285 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 1,923</b>	<b>£ 1,659</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>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="margin: auto;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">71</td> <td style="font-size: 2em;">86</td> </tr> </table>	Current	Potential	71	86	<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>
Current	Potential					
71	86					

**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	£ 138
2 Low energy lighting for all fixed outlets	£15	£ 36
3 Solar water heating	£4,000 - £6,000	£ 90

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 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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