



Irwin Approach, Leeds, LS15

£90,000

None

Tenure: Leasehold, **Bedrooms:** 1

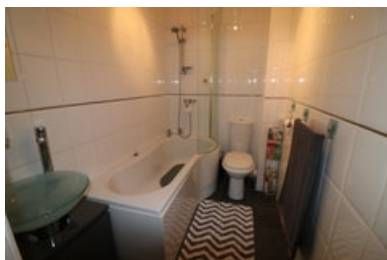
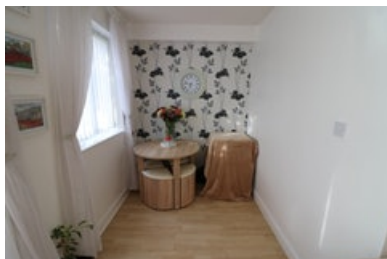
This spacious and well-appointed apartment which can be found on the first floor of a small modern block is very well decorative throughout, in a fantastic location with shops, amenities and restaurants all with walking distance. INTERNAL VIEWING HIGHLY RECOMMENDED! Kitchen 7'6" x 6'1"

Key features:

- 1 bed ground floor flat
- Large double bedroom
- Recently fitted tiled bathroom
- Modern kitchen with appliances
- Spacious L shaped lounge / diner
- Gas central heating
- Sought after location
- Off street parking
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN

Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band A (£100.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** years remaining



Communal Entrance - Via a secure front door and stairs to all floors.

Lounge 16'85" x 12'71" - Spacious lounge diner benefiting from two double glazed windows to the front elevation, central heated radiator and television point.

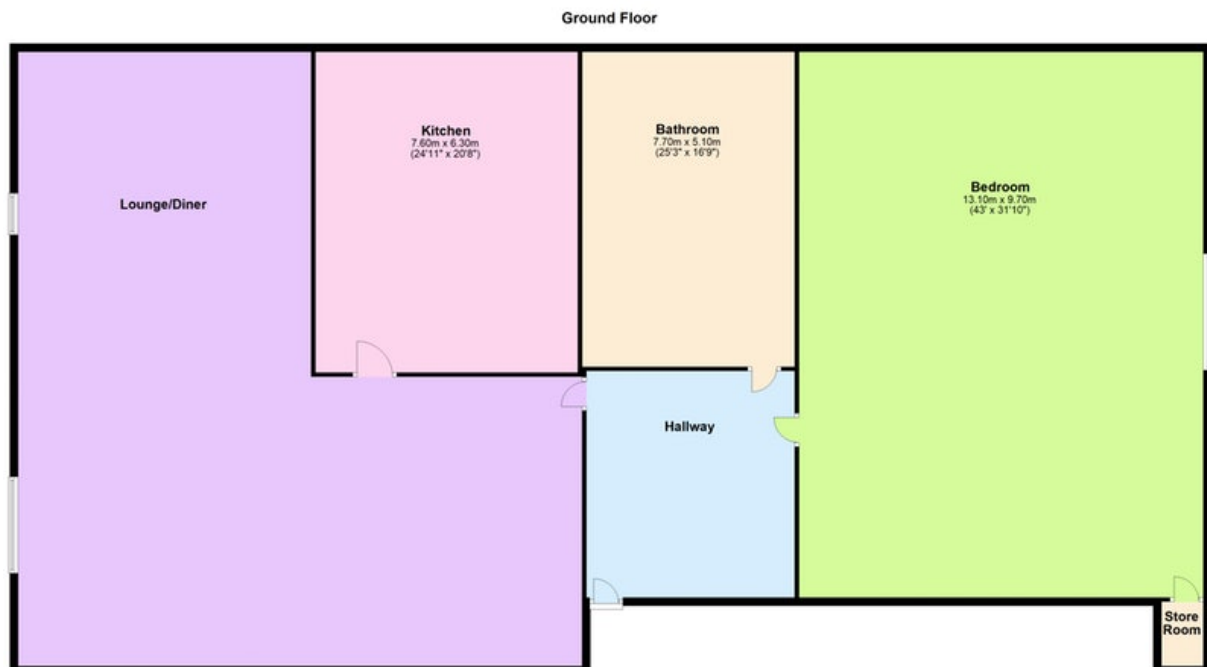
Kitchen 7'6" x 6'13" - Benefiting from both wall and base units, stainless steel sink and drainer, integrated electric oven and hot with stainless steel cooker hood over, central heated radiator also the owner is happy to include in the sale the free standing fridge and washing machine.

Bathroom 5'11" x 7'74" - Fully tiled bathroom proving bath with shower over, WC, central heated towel rail radiator, extractor fan and wash hand basin.

Bedroom 9'73" x 13,12" - Spacious bedroom benefiting from a double glazed window to the rear elevation, central heated radiator and useful storage cupboard.

Outside - To the rear of the property, you will find an allocated off-street parking space.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

Flat 2, 19, Irwin Approach, LEEDS, LS15 0DW

Dwelling type: Mid-floor flat	Reference number: 8891-7026-6170-3567-6992
Date of assessment: 13 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 June 2019	Total floor area: 40 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:	£ 942
Over 3 years you could save	£ 33

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 108 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 33 over 3 years </div>
Heating	£ 552 over 3 years	£ 555 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 942	£ 909	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
79	79

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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

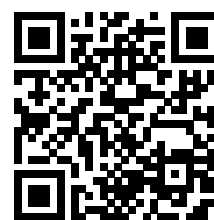
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£ 33

To receive advice on what measures you can take to reduce your energy bills, visit 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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