



Grange Park Place, Leeds, LS8

£190,000

None

Tenure: Freehold, **Bedrooms:** 3

CHECK OUT THE STUNNING INTERNAL PRESENTATION AND LARGE REAR GARDEN..... Housesimple are delighted to introduce this well presented three bedroom semi detached house which is sure to suit a wide range of buyers. An internal viewing is highly recommended to appreciate the standard of accommodation o

Key features:

- three bed semi detached house
- well presented
- large rear garden
- off road parking
- sought after location
- viewing highly recommended

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band b (£1279.37 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



CHECK OUT THE STUNNING INTERNAL PRESENTATION AND LARGE REAR GARDEN.....

Housesimple are delighted to introduce this well presented three bedroom semi detached house which is sure to suit a wide range of buyers.

An internal viewing is highly recommended to appreciate the standard of accommodation on offer.

Briefly comprising:

Entrance porch, entrance hall with storage cupboard, spacious lounge with fire place, modern fitted kitchen/diner with a range of wall and base units and French doors to rear garden, first floor landing, master bedrooms with fitted wardrobes, two more double bedrooms, modern fitted bathroom with three piece bathroom suite.

Other features include gas central heating and double glazing.

Externally the property comprises:

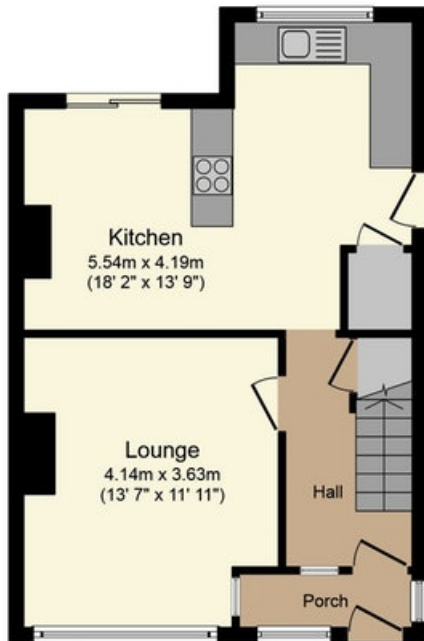
Driveway to front with access to rear garden through side of property.

Large rear garden which is sat on a generous corner plot. The garden is mostly lawn with fence and hedge boundary.

This is a popular area with families due to the convenient position. Local shopping facilities are available on Dib Lane, with more extensive amenities on Easterly Road and Oakwood Lane, including a mini Co-Op, a Tesco Express and McDonalds restaurant. Nearby Fearnville Sports Centre offers a range of leisure facilities including a swimming pool. Regular transport services are available which provide access to the city centre and surrounding areas and the outer Ring Road is also close by.

Contact Housesimple today to arrange your viewing.

Floor plan:



Ground Floor

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



First Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 85.0 sq. m. (915 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

15, Grange Park Place, LEEDS, LS8 3BH

Dwelling type: Semi-detached house	Reference number: 0649-2857-7962-9526-7931
Date of assessment: 23 June 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 June 2016	Total floor area: 88 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:	£ 4,080
Over 3 years you could save	£ 2,064

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 171 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0; color: green; font-weight: bold;">You could save £ 2,064 over 3 years</p> </div>
Heating	£ 2,907 over 3 years	£ 1,611 over 3 years	
Hot Water	£ 834 over 3 years	£ 234 over 3 years	
Totals	£ 4,080	£ 2,016	

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
50	85

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 Floor insulation (suspended floor)	£800 - £1,200	£ 246
2 Low energy lighting for all fixed outlets	£35	£ 114
3 Change heating to gas condensing boiler	£3,000 - £7,000	£ 1,443

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 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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