



## Amelia Stewart Lane, Leeds, LS15

**£335,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

Description House Simple are offering for sale this attractive and spacious 4 bedroom detached property with garage, driveway and private and enclosed garden. The property is located in the popular area of Crossgates with lots of local amenities including; shops, banks, library and schools. The pro

### Key features:

- Sought After Location
- En suite
- Kitchen/Diner
- Private Garden
- Garage
- Off-Street Parking
- Indian Stone Patio

## Extra info:

- **Property Age:** 6 years
- **Council Tax:** Band D (£1644.90 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



## Description

House Simple are offering for sale this attractive and spacious 4 bedroom detached property with garage, driveway and private and enclosed garden. The property is located in the popular area of Crossgates with lots of local amenities including; shops, banks, library and schools. The property briefly comprises; entrance hall, lounge, kitchen/diner, sun room, utility and downstairs WC. T the first floor; four bedrooms the master having a private en-suite, family bathroom and an airing cupboard on the landing. This property also benefits from having a fully functional house alarm, broadband ready and has both sky and virgin telephone and TV options. To the exterior, there is a driveway and integral garage with lights and power to the front of the property. To the rear is a fully enclosed, private garden mainly laid to lawn with an Indian stone patio area perfect for basking in the sun and a handy outside tap has been installed.

### Entrance Hall

The property is entered at the front via a composite front door into the entrance hall giving access to the stairs to the first floor and an internal door leads to the lounge. Central heating radiator.

### Lounge 15'9 x 10'4

Large and light lounge with electric fire, storage cupboard, central heating radiator and double-glazed window to front elevation.

### Kitchen/Diner 9'7 x 17'4

Fitted with a range of wall, base and drawer units, stainless steel sink and drainer, gas hob with stainless steel cooker hood overhead, integrated electric oven, fridge freezer and dishwasher. Two central heating radiators and double-glazed window looking into the sunroom. There is an integral door leading to the WC and utility and an opening from the dining side of the kitchen to the glorious sunroom.

an opening from the dining area of the kitchen to the generous sunroom.

## **Sunroom 9'10 x 14'3**

This extension is a fantastic and light room having two double-glazed windows to the rear, French doors to the side leading into the beautiful garden and two large Velux windows to the ceiling. There are spotlights to the ceiling and a central heating radiator has been installed.

## **Utility 6'1 x 5'1**

Fitted with wall and base units, plumbing for washing machine and dryer, central heating radiator, double-glazed door to the side and an internal door to the WC.

## **WC**

Vanity hand wash basin unit, WC, extractor fan, central heating radiator and double-glazed window to rear elevation.

## **Landing**

Loft access, airing cupboard and internal doors leading to bedrooms and family bathroom.

## **Bedroom One 13'1 x 10'8**

Large double bedroom featuring private en-suite, fitted wardrobes, central heating radiator and double-glazed window to front elevation.

## **En-suite**

Fully tiled with shower cubicle, WC, vanity wash hand basin, extractor fan, chrome towel radiator and double-glazed window to the front elevation.

## **Bedroom Two 13'1 x 8'3**

Large double bedroom with fitted wardrobes, central heating radiator and double-glazed window to front elevation.

## **Bedroom Three 12'4 x 7'11**

Double bedroom with central heating radiator and double-glazed window to rear elevation.

## **Bedroom Four 9'10 x 7'10**

Bedroom with central heating radiator and double-glazed window to rear elevation.

## **Bathroom**

Bath with shower over, WC, vanity hand wash basin unit, chrome towel radiator extractor fan and double-glazed window to rear elevation.

## **Outside**

To the exterior there is a driveway and integral garage with lights and power to the front of the property. To the rear is a fully enclosed, private garden mainly laid to lawn with an Indian stone patio area perfect for basking in the sun and a handy outside tap has been installed.

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**1, Amelia Stewart Lane, Crossgates, LEEDS, LS15 8FS**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8307-7437-0840-8630-0922
<b>Date of assessment:</b> 20 March 2013	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 22 March 2013	<b>Total floor area:</b> 100 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>£ 1,629</b>
<b>Over 3 years you could save</b>	<b>£ 183</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 165 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 183 over 3 years</p> </div>
Heating	£ 1,086 over 3 years	£ 1,104 over 3 years	
Hot Water	£ 252 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,629</b>	<b>£ 1,446</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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4682b4; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #90ee90; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffff00; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffa500; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff4500; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #800000; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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 style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; padding: 2px;">Current</th> <th style="font-size: 0.7em; padding: 2px;">Potential</th> </tr> <tr> <td style="font-size: 1.5em; font-weight: bold; padding: 10px;">78</td> <td style="font-size: 1.5em; font-weight: bold; padding: 10px;">90</td> </tr> </table>	Current	Potential	78	90
(92 plus) <b>A</b>												
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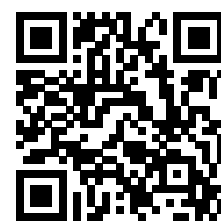
The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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.

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	£38	£ 108
2 Solar water heating	£4,000 - £8,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 678

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**MISREPRESENTATION ACT, 1967.**

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