



Sherburn Road North, Leeds, LS14

£120,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

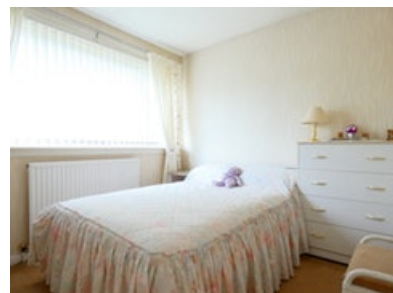
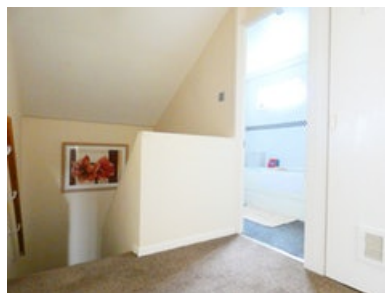
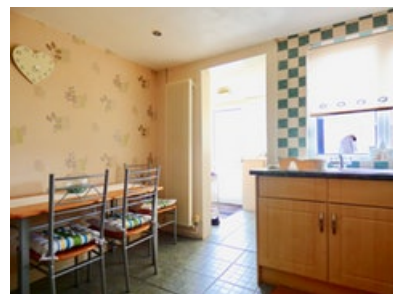
HouseSimple are delighted to present this well presented Three Bed Terraced House located on a quiet side street on the outskirts of Leeds, the property offers family living at an affordable price. The property comprises: Three bedrooms, family bathroom with bath, large living

Key features:

- Ideal Family Home
- Three Bedrooms
- Large Living/Dining
- Kitchen With Utility
- Large Family Bathroom
- Ample Storage
- Enclosed Garden
- Close To Local Amenities
- Train & Motorway Networks

Extra info:

- **Property Age:** 57 years
- **Council Tax:** Band A (£1043.70 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple are delighted to present this well presented Three Bed Terraced House located on a quiet side street on the outskirts of Leeds, the property offers family living at an affordable price. The property comprises: Three bedrooms, family bathroom with bath, large living/dining room, conservatory, kitchen, downstairs toilet, enclosed garden, front garden & off street parking. In close proximity of local amenities, local park, leisure amenities, a short drive to Leeds City Centre, Cross Gates & motorway links. Ideal for professionals & families, viewing highly recommended.

Entrance Hall

Leading into the property through to the Entrance Hall, downstairs toilet, single radiator & understairs storage.

Downstairs Toilet

Located in the Entrance Hall, toilet, wash basin, single radiator, double glazed window & built in storage.

Living Room

Well presented Living/Dining Room with power points, TV point, large single radiator, dual aspect double glazed windows & Dining area.

Kitchen

Spacious Kitchen with built in oven/grill & 4 ring gas hob, ample room for additional appliances, single radiator, power points, double glazed window & dining area.

Conservatory

Conservatory leading from the Kitchen, power points, double glazed windows & door leading to the enclosed garden.

Master Bedroom

Master Double Bedroom, built in storage, double glazed window, single radiator & power points.

Family Bathroom

Generous sized Family Bathroom with bath & over head shower, toilet, wash basin, single radiator & double glazed frosted window.

Bedroom Two

Double bedroom, built in storage, double glazed window, power points & single radiator.

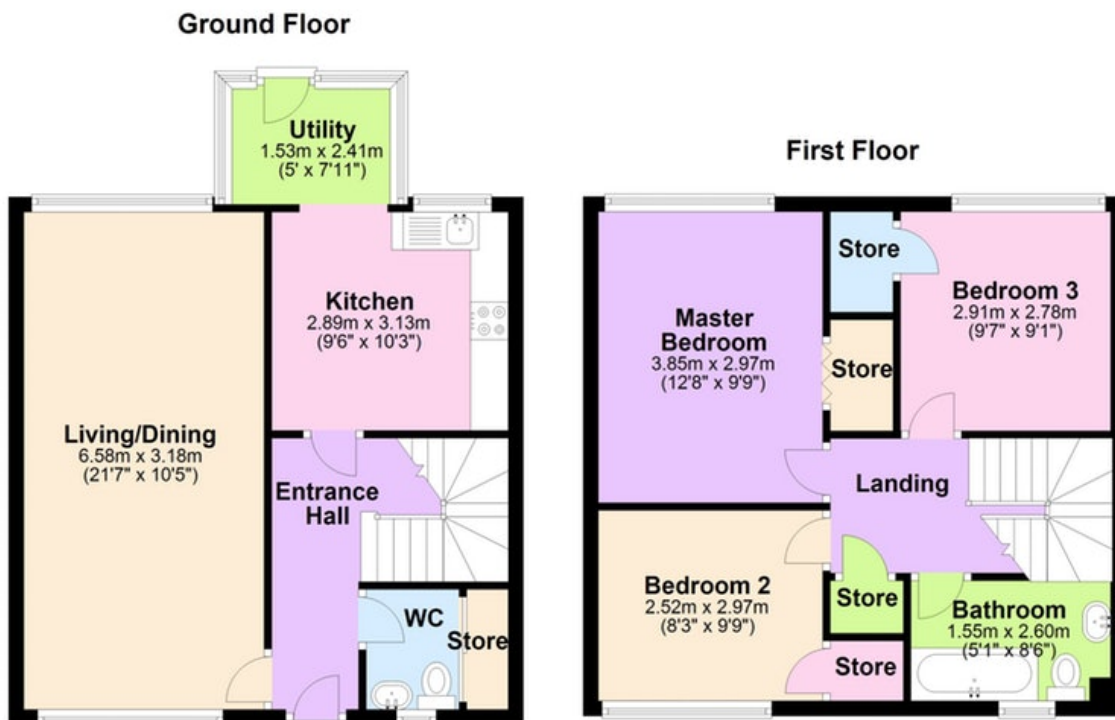
Bedroom Three

Single bedroom, built in storage, double glazed window, power points & single radiator.

Outside

Well presented enclosed garden to the rear of the property with secure gated access, front garden, off street parking & ample on street parking.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

32, Sherburn Road North,
LEEDS,
LS14 2AY

Dwelling type: Mid-terrace house
Date of assessment: 05 June 2009
Date of certificate: 05 June 2009
Reference number: 0662-2825-6669-0801-7625
Total floor area: 91 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (91-100) A			Very environmentally friendly - lower CO ₂ emissions (91-100) A
(81-90) B			(81-90) B
(71-80) C			(71-80) C
(61-70) D			(61-70) D
(51-60) E			(51-60) E
(41-50) F			(41-50) F
(31-40) F			(31-40) F
(21-30) G			(21-30) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

Current Energy Efficiency Rating: **71** (Band F)
Potential Energy Efficiency Rating: **79** (Band C)

Current Environmental Impact Rating: **68** (Band F)
Potential Environmental Impact Rating: **76** (Band D)

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	212 kWh/m ² per year	158 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	2.4 tonnes per year
Lighting	£86 per year	£43 per year
Heating	£408 per year	£335 per year
Hot water	£115 per year	£92 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

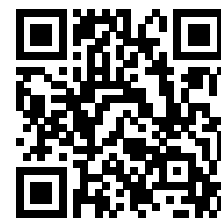
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings' energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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MISREPRESENTATION ACT, 1967.

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