



Sandhurst Terrace, Leeds, LS8

£110,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

This FOUR bedroom back to back property offers FANTASTIC SPACE over four levels set in the town of LEEDS, with off street parking in a central location PERFECT for FAMILIES AND INVESTORS A LIKE! - DO MISS OUT CALL NOW!

Key features:

- 4 double bedrooms
- Tiled family bathroom
- Spacious lounge
- Large Kitchen/Breakfast room
- Off street parking
- Modern fitted kitchen
- Located in the centre of Leeds
- PERFECT FAMILY HOME WITH SPACE & VALUE FOR MONEY!
- BUY TO LET INVESTORS TAKE NOTE GREAT RENTAL YIELD
- MOTIVATED VENDOR
- A VIEWING IS A MUST!

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band a (£980.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



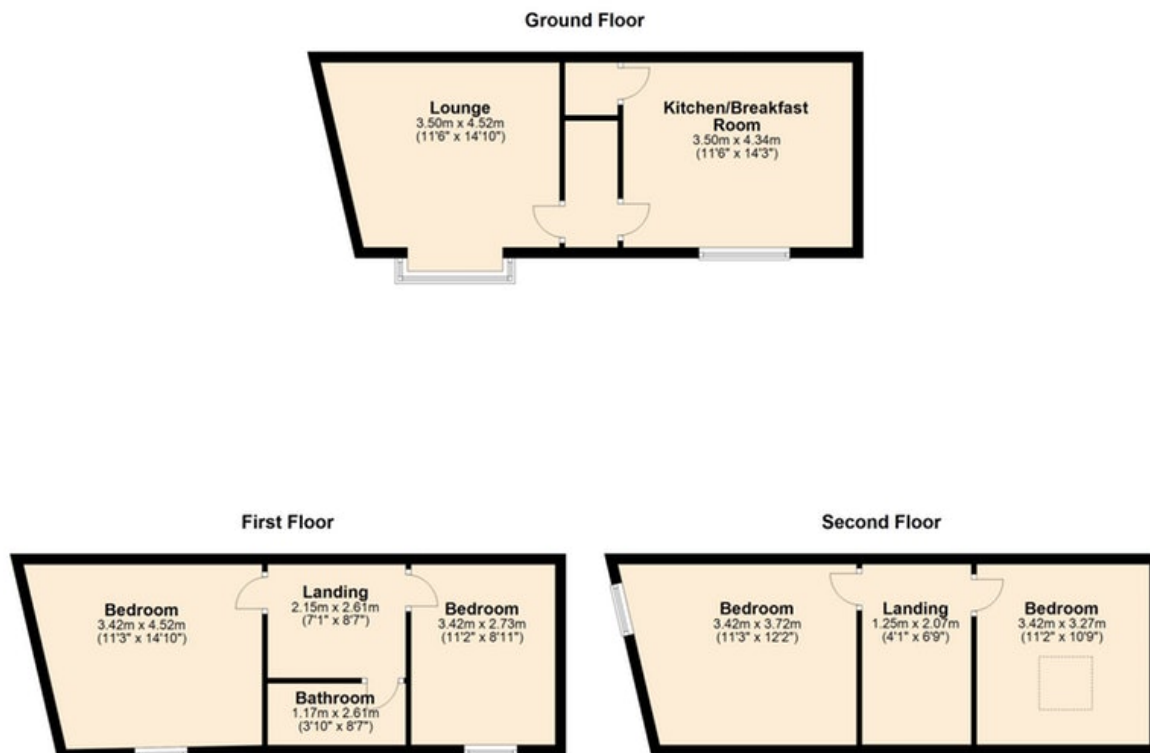
The property comprises of entrance hallway, fitted kitchen, cellar, lounge, two double bedrooms and house bathroom to the first floor and two double bedrooms to the second floor. Externally there is a yard to the front.

In addition there is gas central heating, double glazed windows and doors.

The property is ideal for any growing family or a buy to let investor.

**** MOTIVATED VENDOR - IDEAL INVESTMENT OR FAMILY HOME - INTERNAL VIEWING IS RECOMMENDED - CENTRAL LOCATION - OFF STREET PARKING ****

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

32, Sandhurst Terrace, LEEDS, LS8 3QS

Dwelling type: Enclosed-end-terrace house	Reference number: 8576-7021-1250-9220-6972
Date of assessment: 30 September 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 October 2016	Total floor area: 111 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:	£ 4,350
Over 3 years you could save	£ 2,202

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 2,202 over 3 years </div>
Heating	£ 3,699 over 3 years	£ 1,710 over 3 years	
Hot Water	£ 339 over 3 years	£ 234 over 3 years	
Totals	£ 4,350	£ 2,148	

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> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4CAF50; color: white;">(92 plus) A</td> <td style="background-color: #8BC34A; color: white;">(81-91) B</td> <td style="background-color: #FFEB3B; color: black;">(69-80) C</td> <td style="background-color: #FFC107; color: black;">(55-68) D</td> <td style="background-color: #FF9800; color: white;">(39-54) E</td> <td style="background-color: #FF5722; color: white;">(21-38) F</td> <td style="background-color: #C0392B; color: white;">(1-20) G</td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; vertical-align: middle; font-size: 2em;">55</td> <td style="text-align: center; vertical-align: middle; font-size: 2em;">86</td> </tr> </table>	Current	Potential	55	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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							
Current	Potential												
55	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 Room-in-roof insulation	£1,500 - £2,700	£ 1,053
2 Internal or external wall insulation	£4,000 - £14,000	£ 663
3 Floor insulation (suspended floor)	£800 - £1,200	£ 285

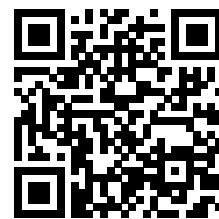
See page 3 for a full list of recommendations for this property.

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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