



## Blenkinsop Drive, Leeds, LS10

**£315,000**

None

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

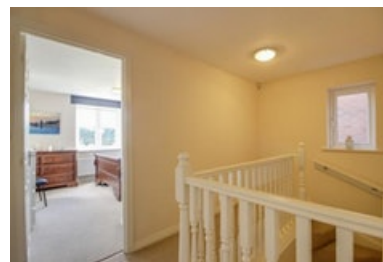
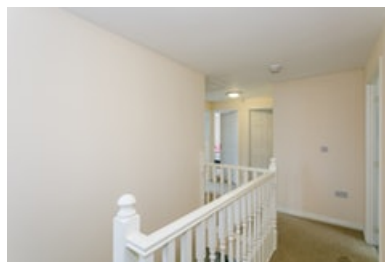
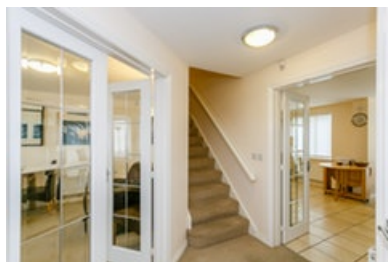
HouseSimple is pleased to present this property in Leeds.

### Key features:

- Four bed detached
- enquire to master
- white bathroom
- lawned gardens

## Extra info:

- **Property Age:** 8 years
- **Council Tax:** Band d (£1400.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



\*\*\*NOT TO BE MISSED\*\*\*

HOUSESIMPLE are delighted to offer for sale this modern, immaculate and clean 4 bedroom detached house with integrated garage in this sought after and convenient location within easy reach of local amenities and public transport links. An ideal home for a family and young professionals. It was bought new from David Wilson Homes in 2011.

The impressive accommodation is offered with NO ONWARD CHAIN, located in a quiet cul de sac at the edge of a large new built estate in South Leeds (New Forest Village) with direct and unspoilt views of fields. It is well presented, of a good size and comprises ample living space and well appointed four double bedrooms. Located in an ideal location for commute with walking distance to buses and within minutes to motorway links (M1, M62). Placed within 4 miles of the city centre and within walking distance to St George's medical centre and a large supermarket with fuel station. It is equipped with an extensive house alarm and numerous CCTV cameras front and back.

Downstairs comprises of an entrance hall, a well proportioned lounge with views of the fields, a large open plan kitchen/dining area with a closed off utility room, a WC, a storage room under the staircase and an integrated garage which has been turned into an extra room for storage. The kitchen is fitted with modern white gloss units, integrated double electric oven, gas hob, stainless steel extractor hood, fridge/freezer, dishwasher, stainless steel sink with drainer and part tiled (white gloss) splash back walls. The utility room has ample space for a washing machine and dryer and shelves for storage.

Staircase upstairs leads to four double bedrooms. The master bedroom faces the fields and has double fitted wardrobes and a fully tiled en-suite WC with shower. Upstairs there is also a separate fully tiled WC with shower and bath. The loft is fully insulated to retain heat in the house and part boarded to add plenty of additional storage space.

The driveway has enough space for two cars. The rear has a raised garden with paved area allowing for outdoor sitting and a shed.

Included in the asking price are the extensive house alarm, CCTV, double oven, gas hob, extractor hood.

The property comes highly recommended to fully appreciate what is on offer.

**Floor plan:**

Blenkinsop Drive, Leeds  
Approximate Gross Internal floor Area  
142 Sq M/1530 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate:

**Energy Performance Certificate**

**9, Blenkinsop Drive, LEEDS, LS10 4GF**

|  |   |
|--|---|
| <b>Dwelling type:</b> Detached house       | <b>Reference number:</b> 0518-9070-6258-5161-7940   |
| <b>Date of assessment:</b> 09 August 2019  | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 12 August 2019 | <b>Total floor area:</b> 104 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>£ 2,277</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 276</b>   |

| Estimated energy costs of this home |                      |                      |   |
|-------------------------------------|----------------------|----------------------|---|
|                                     | Current costs        | Potential costs      | Potential future savings  |
| Lighting                            | £ 405 over 3 years   | £ 234 over 3 years   | <div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 276 over 3 years                 </div> |
| Heating                             | £ 1,500 over 3 years | £ 1,527 over 3 years |   |
| Hot Water                           | £ 372 over 3 years   | £ 240 over 3 years   |   |
| <b>Totals</b>                       | <b>£ 2,277</b>       | <b>£ 2,001</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>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) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6"></td> <td style="text-align: right; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> | (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> |  |  |  |  |  |  | Not energy efficient - higher running costs | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">73</td> <td style="text-align: center; font-size: 2em;">84</td> </tr> </table> | Current | Potential | 73 | 84 | <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) <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>                             |                 |  |  |  |  |  |  |   |   |         |           |    |    |  |
|  |                    |                  |                  |                  |                  | Not energy efficient - higher running costs |                 |  |  |  |  |  |  |   |   |         |           |    |    |  |
| Current  | Potential          |                  |                  |                  |                  |   |                 |  |  |  |  |  |  |   |   |         |           |    |    |  |
| 73   | 84                 |                  |                  |                  |                  |   |                 |  |  |  |  |  |  |   |   |         |           |    |    |  |

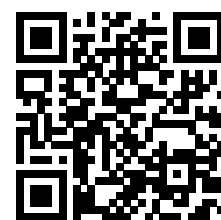
| Top actions you can take to save money and make your home more efficient |                 |                              |
|--|-----------------|------------------------------|
| Recommended measures   | Indicative cost | Typical savings over 3 years |
| 1 Low energy lighting for all fixed outlets                              | £80             | £ 150                        |
| 2 Solar water heating  | £4,000 - £6,000 | £ 129                        |
| 3 Solar photovoltaic panels, 2.5 kWp                                     | £3,500 - £5,500 | £ 891                        |

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplenenergyadvice.org.uk](http://www.simplenenergyadvice.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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