



The Fairway, Pudsey, LS28

£190,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

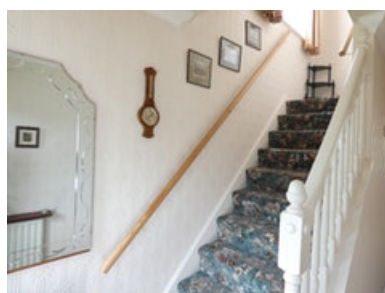
A beautiful 3 bed semi-family home in the heart of Pudsey, being offered with NO CHAIN ONWARD CHAIN & RECENTLY REDUCED ready and waiting for a new family - AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!

Key features:

- RECENTLY REDUCED
- MOTIVATED VENDOR
- NO ONWARD CHAIN
- 3 bed semi-family home
- Newly fitted kitchen
- Tiled family home
- Lare lounge
- PLEASE CALL TO VIEW!

Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band B (£1100.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



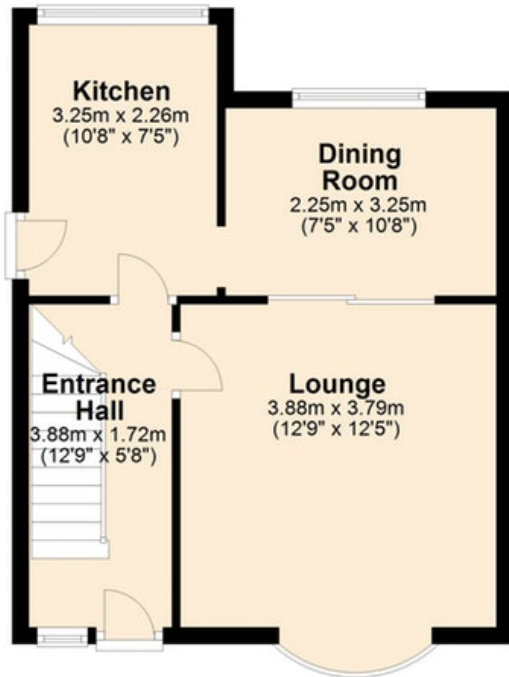
The property briefly comprises of entrance hallway, lounge with doors leading into the dining room which is open plan with the kitchen. To the first floor there are three good size bedrooms and a fitted bathroom suite, there is a good size landing with loft hatch been part boarded with loft ladder and power and light.

In addition the property has gas central heating, double glazed windows and doors, fitted kitchen with built in oven and hob, white three piece bathroom suite.

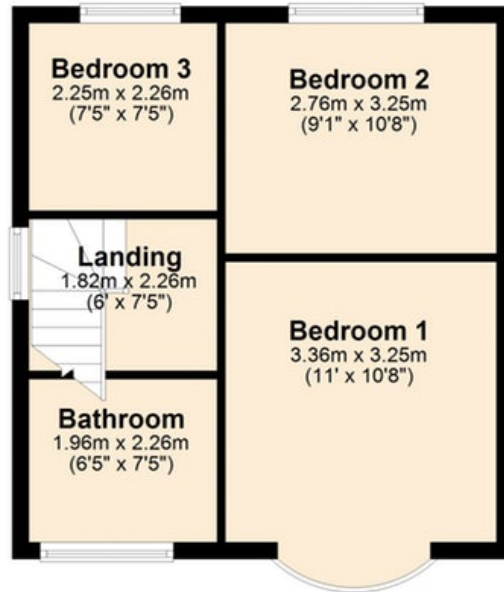
There are beautiful, mature gardens to the rear with an addition single detached garage with power and light.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

61, The Fairway, Stanningley, PUDSEY, LS28 7RD

Dwelling type: Semi-detached house **Reference number:** 2278-2002-7268-6561-3980
Date of assessment: 23 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 August 2019 **Total floor area:** 78 m²

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:	£ 2,916
Over 3 years you could save	£ 969

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 969 over 3 years </div>
Heating	£ 1,926 over 3 years	£ 1,554 over 3 years	
Hot Water	£ 711 over 3 years	£ 213 over 3 years	
Totals	£ 2,916	£ 1,947	

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

	Current	Potential	
Very energy efficient - lower running costs		83	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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	58		
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			G

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	£ 201
2 Increase hot water cylinder insulation	£15 - £30	£ 66
3 Low energy lighting for all fixed outlets	£25	£ 84

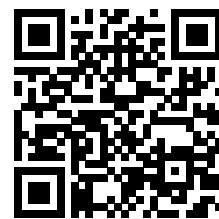
See page 3 for a full list of recommendations for this property.

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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