



Hermon Road, Leeds, LS15

£165,000

None

Tenure: Freehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in East Leeds. This lovely property is hidden away at the bottom of a quiet cul-de-sac with private gardens to the rear and a driveway providing off street parking. This well presented two bedroom semi-detached property, is situated close to

Key features:

- Recently refitted modern dining kitchen
- Private location
- Modern bathroom
- ready to move into

Extra info:

- **Property Age:** 24 years
- **Council Tax:** Band A (£98.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



HouseSimple is pleased to present this property in East Leeds. This lovely property is hidden away at the bottom of a quiet cul-de-sac with private gardens to the rear and a driveway providing off street parking. This well presented two bedroom semi-detached property, is situated close to local amenities and there are excellent transport links on hand. Accommodation briefly comprises; spacious lounge, modern fitted dining kitchen with integrated fridge & slimline dishwasher, two double bedrooms, a house bathroom and generously sized private rear garden. There is also a driveway providing off street parking. EPC Awaiting.

Ground Floor

Lounge 4.90m (16'1") max x 3.40m (11'2")

Window to front, double radiator, laminate flooring, stairs, door to:

Kitchen 3.40m (11'2") x 2.90m (9'6")

Fitted with a matching range of base and eye level units, built-in fridge and slimline dishwasher, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, window to rear, laminate flooring, door to:

Store

First Floor

Bedroom 2 3.40m (11'2") x 2.60m (8'6")

Window to front, radiator, fitted carpet,

Bathroom 2.20m (7'3") x 1.72m (5'8")

Fitted with three piece comprising bath, wash hand basin and close coupled WC, full height tiling to all walls, window to side, heated towel rail, tiled flooring,

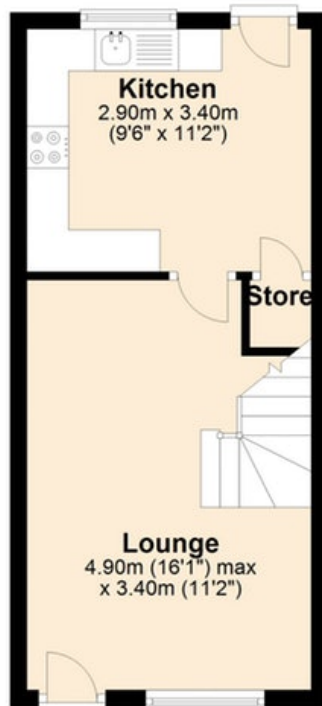
Master Bedroom 3.40m (11'2") x 2.90m (9'6")

Window to rear, radiator, fitted carpet,

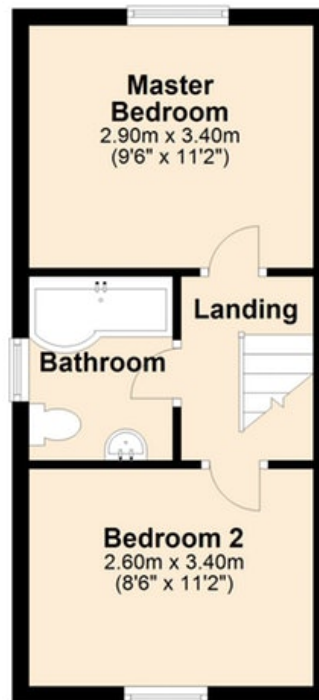
Landing 2.20m (7'3") x 1.58m (5'2")

Floor plan:

Ground Floor
Approx. 26.9 sq. metres (289.1 sq. feet)



First Floor
Approx. 26.9 sq. metres (289.0 sq. feet)



Total area: approx. 53.7 sq. metres (578.1 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

10, Hermon Road, LEEDS, LS15 7ED

Dwelling type: Semi-detached house	Reference number: 0858-7048-6281-6821-4984
Date of assessment: 05 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 September 2019	Total floor area: 53 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:	£ 1,581
Over 3 years you could save	£ 207

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 141 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 207 over 3 years </div>
Heating	£ 1,113 over 3 years	£ 1,059 over 3 years	
Hot Water	£ 258 over 3 years	£ 174 over 3 years	
Totals	£ 1,581	£ 1,374	

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

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 71	Potential 88	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.
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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	£15	£ 60
2 Heating controls (room thermostat)	£350 - £450	£ 66
3 Solar water heating	£4,000 - £6,000	£ 87

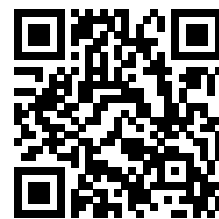
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 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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