



## White Laithe Road, Leeds, LS14

**£145,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

This three bedroom through terrace townhouse property features extensive PVCu double glazing and a gas-fired central heating system. Decorated in modern colour schemes throughout, this well presented property will appeal to a whole host of purchasers including the first time buyer, professional coup

### Key features:

- Garage
- Sought After Location
- Three Bedrooms
- Gas Central Heating

## Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£100.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

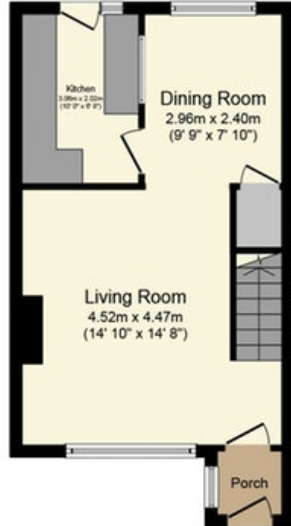


This three bedroom through terrace townhouse property features extensive PVCu double glazing and a gas-fired central heating system. Decorated in modern colour schemes throughout, this well presented property will appeal to a whole host of purchasers including the first time buyer, professional couple, growing family and downsizers alike. The accommodation briefly comprises at ground floor level; Entrance lobby with door to front. A pleasant lounge with staircase rising to first floor accommodation, laminate flooring, feature fireplace with a pebble effect Living Flame electric fire. The dining room has understair storage cupboard and window to rear and leads to the kitchen which has a range of modern fitted wall and base units with complementary work surfaces over, incorporating a round bowl stainless steel sink unit with mixer tap, stainless steel gas hob and electric oven, built in wine rack, ceramic tiled splashbacks, space for upright fridge freezer, plumbing for automatic washing machine, tiled floor and door leading to the rear garden.

A first floor landing gives access to three bedrooms, master has built-in wardrobes and a house bathroom has a three-piece suite in white which comprises of hand wash basin in vanity unit, low flush wc, panelled bath with shower and screen over, panelled ceiling, ceramic tiled walls and floor.

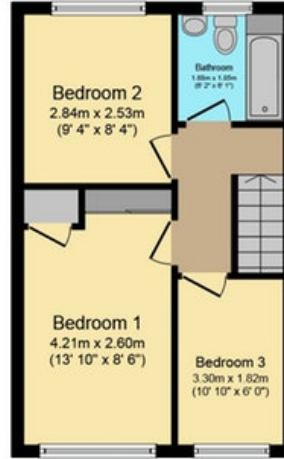
Outside a lawned garden to the front of the property whilst to the rear lawned garden with flagged area and single garage to provide off-street parking.

**Floor plan:**



**Ground Floor**

Floor area 36.0 sq. m. (388 sq. ft.) approx



**First Floor**

Floor area 35.0 sq. m. (366 sq. ft.) approx

**Total floor area 71.0 sq. m. (764 sq. ft.) approx**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



## Energy Performance Certificate:

Energy Performance Certificate

15, White Laithe Road  
LEEDS  
LS14 2DU

Dwelling type: Mid-terrace house  
Date of assessment: 08 November 2011  
Date of certificate: 08 November 2011  
Reference number: 9182-2898-6990-9309-1511  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 69m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-53) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

66 → 69

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-53) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

65 → 69

**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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	223 kWh/m <sup>2</sup> per year	199 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3 tonnes per year	2.7 tonnes per year
Lighting	£53 per year	£38 per year
Heating	£513 per year	£468 per year
Hot water	£77 per year	£77 per year

You could save up to £59 per year

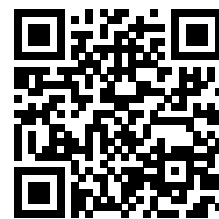
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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