



The Square, Leeds, LS25

£130,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

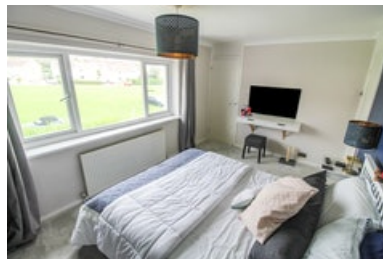
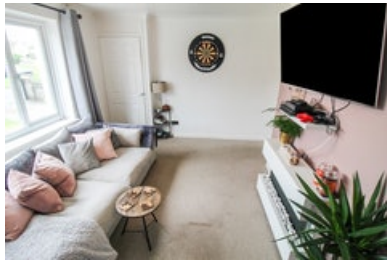
HouseSimple is pleased to present this property in Leeds.

Key features:

- Two bed semi
- Garage
- Well presented
- Large rear garden
- Open view to front
- Viewing highly recommended

Extra info:

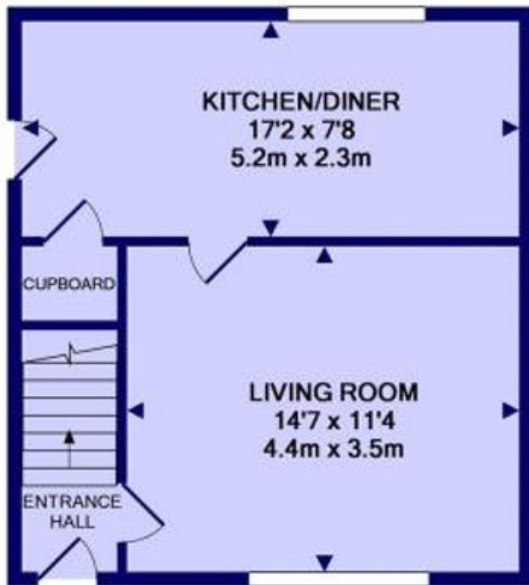
- **Property Age:** 89 years
- **Council Tax:** Band A (£1118.65 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



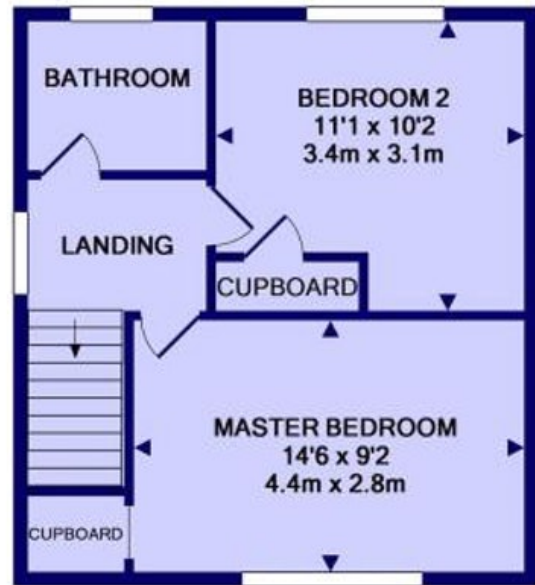
STUNNING PROPERTY... CHECK OUT THE REAR GARDEN.... VIEWING ESSENTIAL

Ideal for FIRST TIME BUYERS and INVESTORS is this beautifully presented two double bedroomed semi-detached property situated in a highly popular residential area of Kippax. The property which has been tastefully enhanced by the current owner benefits from a gas central heating system and double glazing throughout. An early viewing of this property is highly recommended and in brief will reveal; entrance hall, a stylish living room, a superb modern fitted dining kitchen with extensive units fitted at floor and wall height having integrated appliances, space for dining table and chairs, a useful pantry cupboard with side entrance door. To the first floor are two good size double bedrooms complimented by a contemporary house bathroom with a three piece white suite which features wash hand basin, bath with shower over and WC The property further benefits from secure off street parking in front of a single detached garage with enclosed gardens to front and rear enjoying a good degree of privacy.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

THE SQUARE
TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.6 SQ.M.)

plan not to scale - strictly for identification purposes only
Made with Metropix ©2016

Energy Performance Certificate:

Energy Performance Certificate

25, The Square, Kippax, LEEDS, LS25 7NL

Dwelling type: Semi-detached house	Reference number: 0142-2877-6433-9095-8681
Date of assessment: 13 July 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 August 2015	Total floor area: 66 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:	£ 2,322
Over 3 years you could save	£ 870

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 132 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 870 over 3 years </div>
Heating	£ 1,416 over 3 years	£ 1,110 over 3 years	
Hot Water	£ 681 over 3 years	£ 210 over 3 years	
Totals	£ 2,322	£ 1,452	

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 style="font-size: 0.7em;">Very energy efficient - lower running costs</p> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	<p style="font-size: 0.7em;">The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.7em;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.7em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.7em;">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>
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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 Floor insulation (solid floor)	£4,000 - £6,000	£ 141
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42
3 Low energy lighting for all fixed outlets	£35	£ 78

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.

MISREPRESENTATION ACT, 1967.

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