



## Brandon Close, Leeds, LS17

**£295,000**

None

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

HouseSimple is pleased to present this property in Leeds.

### Key features:

- En suite
- Sought After Location
- Off Street Parking
- Kitchen/Diner
- Fitted Wardrobes

## Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band D (£137.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



A beautifully presented modern townhouse which can be found in a sought after cul de sac just off the Ring Road Shadwell, and therefore close to all local amenities, as well as being close to transport links into Leeds City Centre. This fine freehold house is offered for sale in a ready to move into condition and boasts well appointed and versatile living accommodation which is arranged over three floors. Features include an entrance hall, lounge, fitted kitchen/dining room, guest WC, three bedrooms and two bathrooms, one being en-suite. There is also an enclosed rear garden and early internal viewings are strongly advised, so as to avoid disappointment.

## **Ground Floor -**

**Entrance Hall** - Radiator, stairs to first floor accommodation.

**Lounge** - 5.486 X 3.640 (18'0" X 11'11") - Double glazed bay window and central heated radiator.

**Kitchen/Dining Room** - 4.823 X 3.435 (15'10" X 11'3") - Range of fitted wall and base units, built in double oven and a four ring gas hob with an extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, low voltage inset spotlights, radiator, laminated wood strip flooring, double glazed window, double glazed folding doors leading onto garden.

**Guest Wc** - Low level WC, wash hand basin with tiled splash back and radiator.

## **First Floor -**

**Bedroom Two** - 4.710 X 2.615 (15'5" X 8'7") - Two double glazed windows, two radiators and fitted wardrobe.

**Bedroom Three** - 3.116 X 2.659 (10'3" X 8'9") - Double glazed window, radiator.

**Bathroom** - Modern suite comprising paneled bath with shower attachment, pedestal wash hand basin, part tiled walls, radiator.

## **Second Floor -**

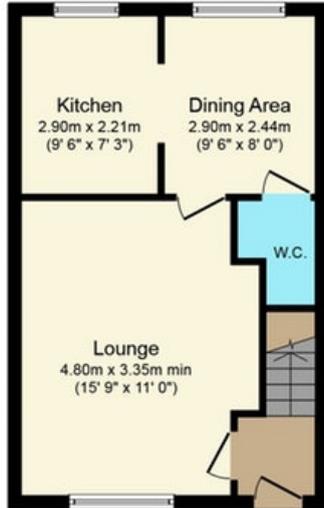
**Bedroom One** - 4.729 X 4.208 (15'6" X 13'10") - Fitted wardrobes, double glazed window, radiator.

**En-Suite Shower Room** - Modern suite comprising walk-in shower, pedestal wash hand basin, low-level WC, radiator, Velux window, fully tiled walls.

## **Exterior -**

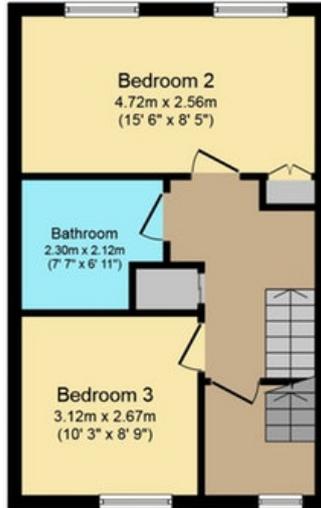
**Garden** - Rear garden laid mainly to lawn with a patio area and timber storage shed.

**Floor plan:**



**Ground Floor**

Floor area 37.0 sq. m. (398 sq. ft.) approx



**First Floor**

Floor area 37.0 sq. m. (398 sq. ft.) approx



**Second Floor**

Floor area 22.0 sq. m. (237 sq. ft.) approx

Total floor area 96.0 sq. m. (1,033 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, Brandon Close  
LEEDS  
LS17 8GD

Dwelling type: Mid-terrace house  
Date of assessment: 31-Mar-2011  
Date of certificate: 31-Mar-2011  
Reference number: 0281-2859-6175-9379-3951  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 97 m<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**

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		

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.

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

England & Wales EU Directive 2002/91/EC

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	125 kWh/m <sup>2</sup> per year	119 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.0 tonnes per year	1.9 tonnes per year
Lighting	£89 per year	£56 per year
Heating	£292 per year	£297 per year
Hot water	£118 per year	£118 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 temperature, 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.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving 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.

**MISREPRESENTATION ACT, 1967.**

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