



Skelton Street, Leeds, LS9

£125,000

None

Tenure: Freehold, **Bedrooms:** 3

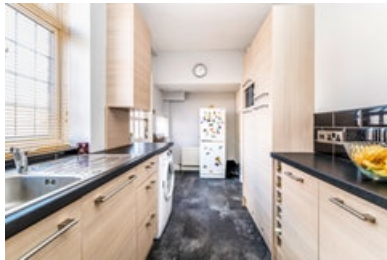
Housesimple are delighted to introduce to the open market this well presented three bedroom end terrace property, which is situated on the doorstep to Leeds City Centre and motorway link roads. The accommodation comprises to the ground floor, entrance hallway and a staircase to the first floor

Key features:

- Three bed end terrace
- new kitchen
- new bathroom
- on street parking

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band a (£1000.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Housesimple are delighted to introduce to the open market this well presented three bedroom end terrace property, which is situated on the doorstep to Leeds City Centre and motorway link roads.

The accommodation comprises to the ground floor, entrance hallway and a staircase to the first floor. The delightful lounge leads to the dining kitchen, with a range of modern fitted wall and base units, integral cooker with gas hob and extractor over, space for fridge freezer, plumbed for automatic washing machine, storage cupboard and a door to the rear garden.

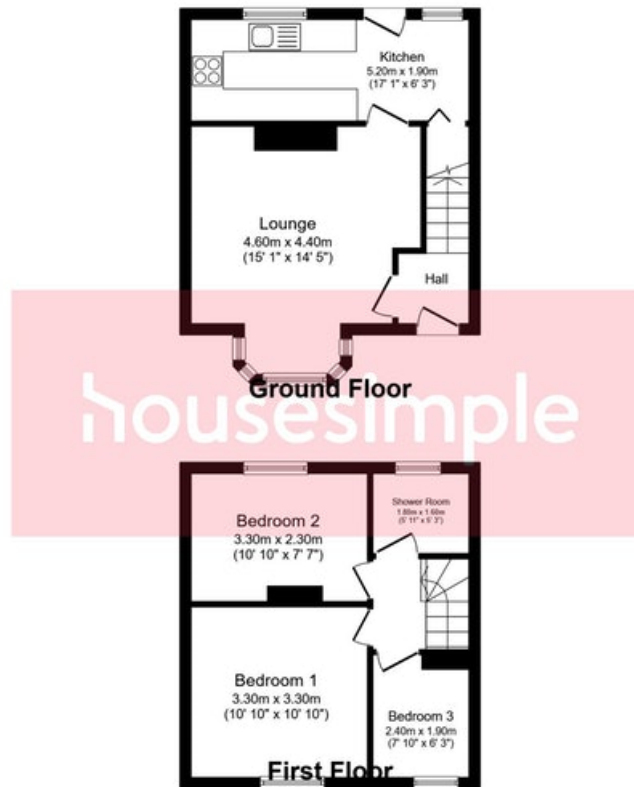
The first floor landing gives access to three bedrooms and a family bathroom which has a three piece white suite..

Outside there is a buffer garden to the front and to the rear, with on street parking..

Other features include gas central heating and double glazing.

Conveniently placed for Commuters requiring access to the commercial business centre of Leeds with main arterial roads providing access to surrounding districts and Motorway Networks including the A1/M1 Link Road. The A64 offers routes North to the Shopping Centres available at Killingbeck, Seacroft, Colton and indeed Crossgates with its wealth of amenities including a local Railway Station. Convenient also for St James Hospital.

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

15, Skelton Street, LEEDS, LS9 9EY

Dwelling type: End-terrace house	Reference number: 8841-7821-6090-4620-2922
Date of assessment: 20 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 September 2019	Total floor area: 65 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:	£ 2,616
Over 3 years you could save	£ 786

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 153 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 786 over 3 years</p> </div>
Heating	£ 2,079 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 282 over 3 years	£ 192 over 3 years	
Totals	£ 2,616	£ 1,830	

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="margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="margin: 2px 0; background-color: #7c9a7c; color: white; padding: 2px;">(92 plus) A</p> <p style="margin: 2px 0; background-color: #90a490; padding: 2px;">(81-91) B</p> <p style="margin: 2px 0; background-color: #b3c9b3; padding: 2px;">(69-80) C</p> <p style="margin: 2px 0; background-color: #d9ead3; padding: 2px;">(55-68) D</p> <p style="margin: 2px 0; background-color: #f4cccc; padding: 2px;">(39-54) E</p> <p style="margin: 2px 0; background-color: #f4cccc; padding: 2px;">(21-38) F</p> <p style="margin: 2px 0; background-color: #e6e6e6; padding: 2px;">(1-20) G</p> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center; border-left: 1px solid black; border-right: 1px solid black;"> <p style="margin: 0;">Current</p> <p style="margin: 0; font-size: 1.5em; font-weight: bold;">57</p> </div> <div style="width: 5%; text-align: center; border-left: 1px solid black; border-right: 1px solid black;"> <p style="margin: 0;">Potential</p> <p style="margin: 0; font-size: 1.5em; font-weight: bold;">61</p> </div> </div>	<p style="margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="margin: 0;">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

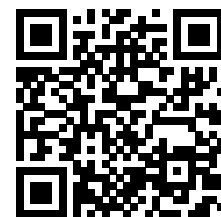
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 384
2 Floor insulation (suspended floor)	£800 - £1,200	£ 147
3 Low energy lighting for all fixed outlets	£30	£ 90

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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