



Blackwood Gardens, Leeds, LS16

£365,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

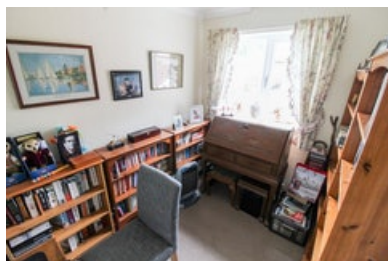
Housesimple are delighted to introduce this spacious and well presented four bedroom detached house to the market. The accommodation is sure to suit a wide range of buyers and briefly comprises: Entrance hall, downstairs shower room, spacious lounge, dining room, kitchen, conservatory, first floor

Key features:

- Four bed detached house
- Cul de sac location
- Well presented
- Open view to rear
- Two reception rooms
- Good size family home
- No chain

Extra info:

- **Property Age:** 36 years
- **Council Tax:** Band E (£2010.43 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple are delighted to introduce this spacious and well presented four bedroom detached house to the market. The accommodation is sure to suit a wide range of buyers and briefly comprises:

Entrance hall, downstairs shower room, spacious lounge, dining room, kitchen, conservatory, first floor landing, four bedrooms, family bathroom.

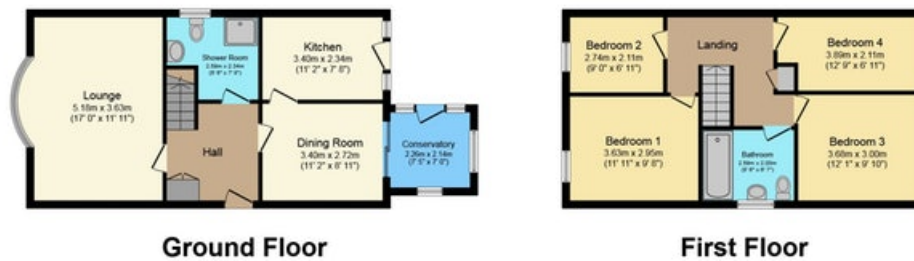
Externally the property features a front garden with driveway leading to a single garage.

The rear features a large lawn garden with planted beds and borders.

Tucked away on a private and quiet cul de sac, the property is located in this highly desirable location of Cookridge, it is well placed for the areas amenities including good schools for all ages, local shopping facilities, Horsforth Railway Station and indeed access to the Leeds Outer Ring Road.

Contact Housesimple today to arrange your viewing.

Floor plan:



Total floor area 108.0 sq. m. (1,163 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

6, Blackwood Gardens, LEEDS, LS16 7RQ

| | |
|---|---|
| Dwelling type: Detached house | Reference number: 9508-6942-7230-6671-1960 |
| Date of assessment: 10 October 2019 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 10 October 2019 | Total floor area: 100 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: | £ 2,859 |
| Over 3 years you could save | £ 381 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 315 over 3 years | £ 216 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;"> You could save £ 381 over 3 years </div> |
| Heating | £ 2,268 over 3 years | £ 2,070 over 3 years | |
| Hot Water | £ 276 over 3 years | £ 192 over 3 years | |
| Totals | £ 2,859 | £ 2,478 | |

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

| | Current | Potential |
|--|---------|-----------|
| | 67 | 80 |

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.

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 (suspended floor) | £800 - £1,200 | £ 213 |
| 2 Low energy lighting for all fixed outlets | £25 | £ 84 |
| 3 Solar water heating | £4,000 - £6,000 | £ 87 |

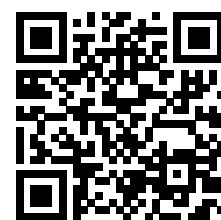
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 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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