



## Holly Way, Leeds, LS14

**£110,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 2

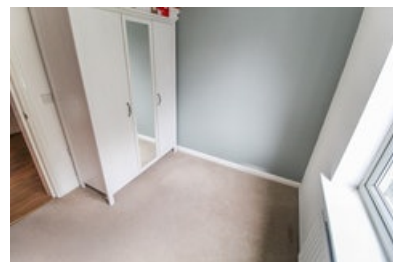
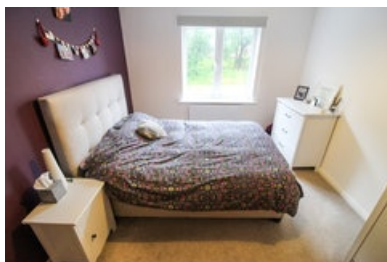
Housesimple are delighted to introduce this well presented two bedroom second floor apartment to the market. Accommodation features extensive PVCu double glazing and a gas fired central heating system. The well presented property briefly comprises a private entrance hall, sizeable living k

### Key features:

- Two bed second floor apartment
- Well presented
- Close proximity to amenities
- Modern features throughout
- No chain
- Viewing highly recommended
- Allocated parking space

## Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band b (£1279.37 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 112 years remaining  
**Ground Rent:** £125.00 per-annum  
**Maintenance:** £88.89 per-month  
**Maintenance Company:** firstport



## GUIDE PRICE £115,000 - £120,000!

Well presented two bedroom second floor apartment to the market. Accommodation features extensive PVCu double glazing and a gas fired central heating system. The well presented property briefly comprises a private entrance hall, sizeable living kitchen, two bedrooms, master with en-suite and a bathroom with a modern white suite. Outside the apartment is situated in communal gardens with an allocated parking space.

Act quick to avoid disappointment.

### Accommodation

#### Ground Floor

Communal Entrance Hall With intercom system.

#### Second Floor

Private Entrance Hall Entrance door, central heating radiator, laminate flooring and a cupboard housing gas central heating boiler.

Living Kitchen 16'7" (5.05m) x 9'11" (3.02m) extending to 12'3" (3.73m) x 9'2" (2.8m). The kitchen is open to the living room and has a range of modern fitted wall and base units with complementary work surfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap, electric hob and oven, integrated washing machine, two central heating radiators, laminate flooring, PVCu double glazed French doors to the front elevation with Juliet balcony offering far reaching views over Leeds.

Bedroom One 10' x 12'2" (3.05m x 3.7m). With PVCu double glazed window to rear elevation and central heating radiator.

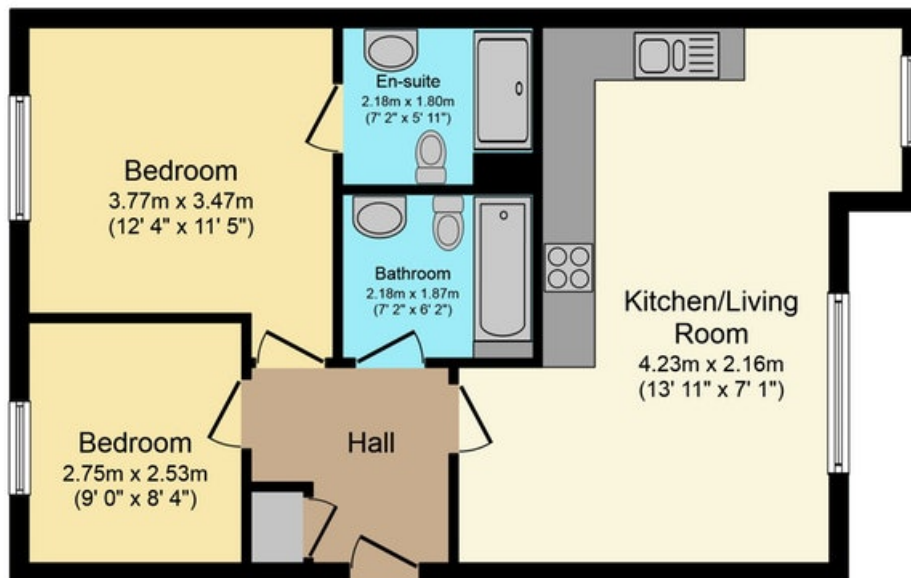
En-suite Shower Room With step in shower cubicle, hand wash pedestal basin, central heating radiator, ceiling spotlights and extractor fan.

Bedroom Two 8'10" x 8'1" (2.7m x 2.46m). With PVCu double glazed window to the rear elevation and central heating radiator.

Bathroom A modern suite in white comprising of panelled bath with shower attachment, low flush w/c and hand wash basin. Central heating radiator, ceiling spotlights, ceramic tiled splashback and extractor fan.

Outside The property is situated in communal gardens and has an allocated parking space with visitor parking..

## Floor plan:



### Floor Plan

Floor area 57.0 sq. m. (614 sq. ft.) approx

Total floor area 63.0 sq. m. (678 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**

**28, Holly Way, LEEDS, LS14 6NF**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 8897-7724-0920-7618-3906
<b>Date of assessment:</b> 08 April 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 08 April 2013	<b>Total floor area:</b> 60 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,038</b>
<b>Over 3 years you could save</b>	<b>£ 66</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 198 over 3 years	£ 120 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 66 over 3 years</p> </div>
<b>Heating</b>	£ 600 over 3 years	£ 612 over 3 years	
<b>Hot Water</b>	£ 240 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 1,038</b>	<b>£ 972</b>	

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

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
81	82

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 Low energy lighting for all fixed outlets	£30	£ 69

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://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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