

Kensington Way, Leeds, LS10

£185,000

None

Tenure: Freehold, **Bedrooms:** 4

We are delighted to offer for sale this spacious mid terrace modern home. The property is situated in a popular residential location within easy reach of Leeds City Centre, Rothwell and Wakefield and within approximately one mile of to the motorway networks including the A1/M1 link road.&n

Key features:

- Spacious mid terrace modern family home
- 4 spacious bedrooms
- House bathroom and en-suite
- 2 reception rooms
- Gas central heating
- Double glazing
- Well presented throughout
- Integral garage
- driveway
- Convenient location

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band C (£1462.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



We are delighted to offer for sale this spacious mid terrace modern home. The property is situated in a popular residential location within easy reach of Leeds City Centre, Rothwell and Wakefield and within approximately one mile of to the motorway networks including the A1/M1 link road.

The property is arranged over 3 floors, and offered for sale in excellent condition throughout, an internal viewing is highly recommended!

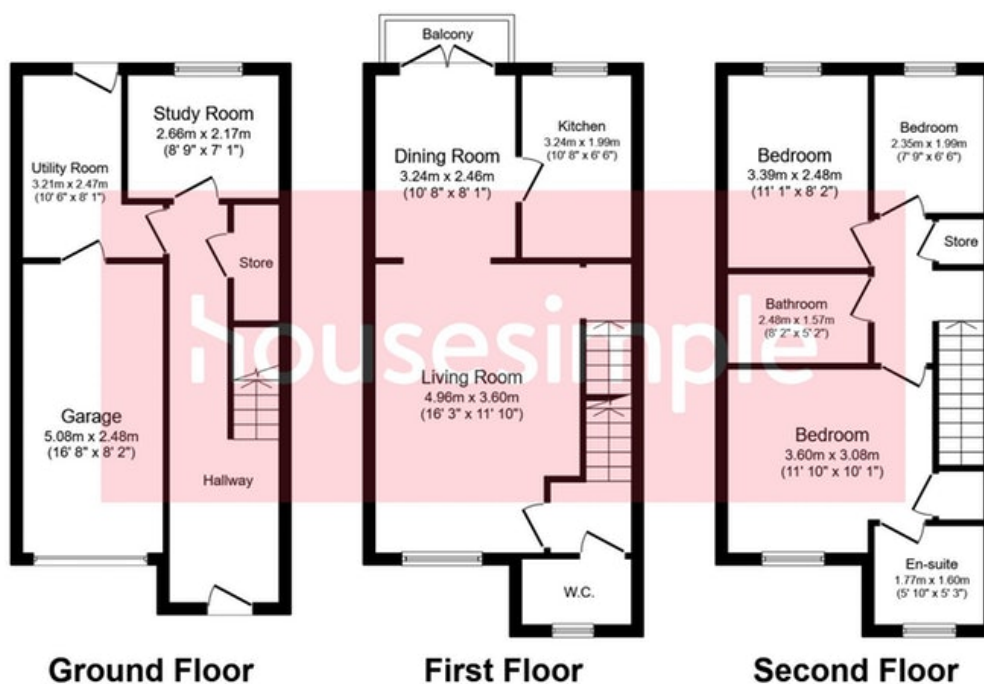
The ground floor accommodation briefly comprises; a spacious entrance hall, utility room and the 4th bedroom/study room.

The first-floor accommodation provides a large living room with feature fireplace, a separate dining room with wooden flooring, a comprehensively fitted kitchen and a cloakroom/wc.

The second floor of the property houses the 3 spacious bedrooms, the master having an en-suite shower room and fitted wardrobes.

To the front of the property a double driveway giving off street parking and access to the integral garage. To the rear of the property a balcony accessed from the dining room, with steps down to the generous west facing lawn, providing sun from lunchtime to evening. The rear garden can also be accessed from the ground floor utility room.

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

65, Kensington Way, LEEDS, LS10 4UP

Dwelling type: Mid-terrace house	Reference number: 8611-6525-5580-1121-6902
Date of assessment: 09 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 May 2019	Total floor area: 103 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:	£ 2,493
Over 3 years you could save	£ 366

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: 50px; margin: 0 auto;"> You could save £ 366 over 3 years </div>
Heating	£ 1,938 over 3 years	£ 1,674 over 3 years	
Hot Water	£ 330 over 3 years	£ 228 over 3 years	
Totals	£ 2,493	£ 2,127	

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) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
69	83

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.

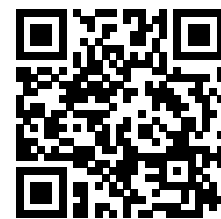
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 264
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 861

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code