



## Millbank Court, Pudsey, LS28

**£215,000**

None

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

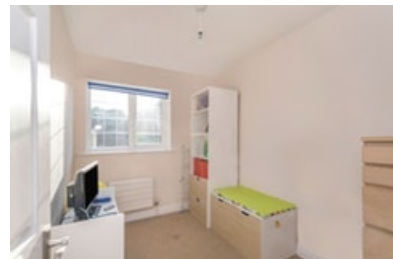
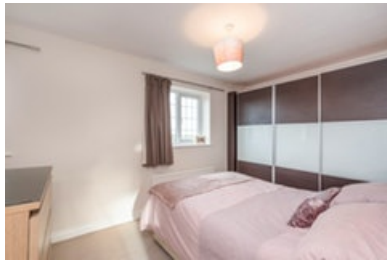
Housesimple are delighted to introduce this well presented three bedroom semi detached house which offers open views to front and is situated in a popular residential development. The living accommodation benefits from white PVCu double glazing and a gas fired central heating system, comprising; ent

### Key features:

- Three bedrooms
- Well presented
- Sought after location
- Open view to front
- Gas central heating
- Viewing highly recommended

## Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band C (£1462.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple are delighted to introduce this well presented three bedroom semi detached house which offers open views to front and is situated in a popular residential development. The living accommodation benefits from white PVCu double glazing and a gas fired central heating system, comprising; entrance hall, lounge, fitted dining kitchen with integrated appliances, three bedrooms- the master with fitted wardrobes, modern tiled bathroom, outside is a front and enclosed rear garden, plus a long drive and detached garage- Viewing is highly recommended.

### ENTRANCE HALL

PVCu entrance door, staircase rising to the first floor and a gas central heating radiator.

### LOUNGE

Double glazed window to the front elevation living flame effect fire to a marble and wood surround, television point, ceiling coving, door to under stair storage cupboard and a gas central heating radiator.

### DINING KITCHEN

Fitted maple style wall and base units with granite work surfaces over incorporating; a one and a half bowl sink unit, built in electric oven and gas hob with extractor hood, space for washing machine, space for dishwasher, integrated fridge freezer, laminated wood flooring, double glazed rear patio doors leading to the garden, double glazed window to the rear elevation and a gas central heating radiator.

### FIRST FLOOR

Access to the roof space and a built in storage cupboard.

## **BEDROOM ONE**

Two double glazed windows to the front elevation, fitted wardrobes with sliding doors and a gas central heating radiator.

## **BEDROOM TWO**

Double glazed window to the rear elevation and a gas central heating radiator.

## **BEDROOM THREE**

Double glazed window to the rear elevation and a gas central heating radiator.

## **BATHROOM/W.C**

White three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level W.C, tiled walls, shaver point, tiled floor, chrome heated towel rail and a double glazed window to the side elevation.

## **FRONT GARDEN**

Mainly laid to lawn, long driveway with parking for several cars leading to a detached garage.

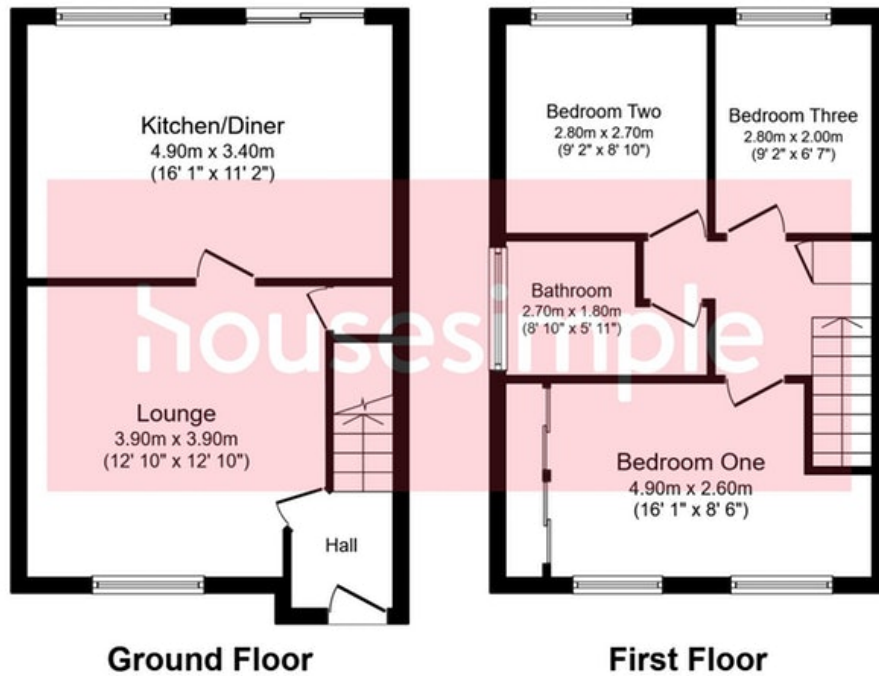
## **REAR GARDEN**

Laid mainly to lawn with paved area, outside lighting and power point, wall and fenced boundaries with gated access.

## **GARAGE**

Detached garage with up and over door and light and power points.

## 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](http://www.focalagent.com)

## Energy Performance Certificate:

Energy Performance Certificate

24, Milbank Court,  
PUIDSEY, LS28 9NL

Dwelling type: Semi-detached house  
Date of assessment: 16 April 2009  
Date of certificate: 16 April 2009  
Reference number: 0469-2806-6144-0691-6241  
Total floor area: 73 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (81-91) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (81-85) <b>A</b>
(71-80) <b>B</b>			(81-85) <b>B</b>
(61-70) <b>C</b>			(71-75) <b>C</b>
(51-60) <b>D</b>			(61-65) <b>D</b>
(41-50) <b>E</b>			(51-55) <b>E</b>
(31-40) <b>F</b>			(41-45) <b>F</b>
(21-30) <b>F</b>			(31-35) <b>F</b>
(1-20) <b>G</b>			(21-25) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	72	74	
			69
			70

**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.

**England & Wales** EU Directive 2002/91/EC

The environmental impact rating is a measure of this 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	226 kWh/m <sup>2</sup> per year	218 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year
Lighting	£70 per year	£35 per year
Heating	£376 per year	£383 per year
Hot water	£96 per year	£96 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

### 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