



## Pennwell Garth, Leeds, LS14

**£190,000**

Offers in Region of

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

You have a fantastic chance to own this detached family home in a quiet and private location in a delightful cul-de-sac, ideal for families looking to expand into this very popular area within north Leeds. The property is modern throughout and is ready to move into. The light and sp

### Key features:

- Ready to Move into
- Decorated to a high standard
- Private Rear Garden
- Private cul-de-sac
- Ideal family Home

## Extra info:

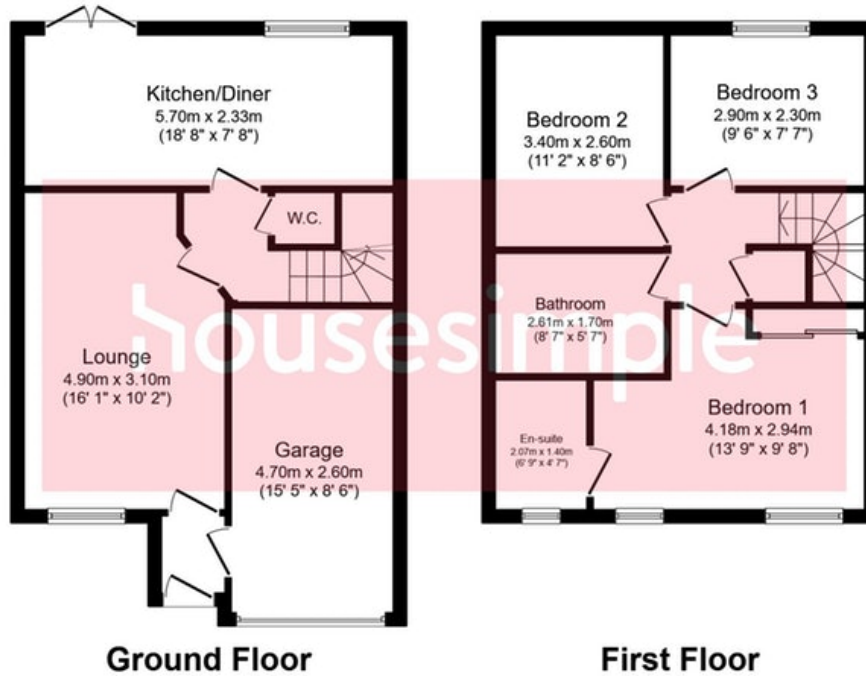
- **Property Age:** 5 years
- **Council Tax:** Band C (£1462.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Single Garage and Driveway



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The light and spacious accommodation comprise A porch area on entry leading into the open and light living room, which leads you to the dining area and kitchen featuring sliding rear doors to access the large private rear garden, the front of the property is a double driveway which leads to a garage and provides ample off-street parking. Upstairs you will find the master bedroom has an en-suite shower room and fitted wardrobes. A second spacious double bedroom. one smaller third bedroom also upstairs is the family bathroom.

Get in touch with Housesimple to organise a viewing!

**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

**28, Pennwell Garth, LEEDS, LS14 5NZ**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8099-1776-9739-6797-8913
<b>Date of assessment:</b> 13 November 2019	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 13 November 2019	<b>Total floor area:</b> 80 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>£ 1,956</b>
<b>Over 3 years you could save</b>	<b>£ 228</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 189 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;">                     You could save £ 228 over 3 years                 </div>
Heating	£ 1,314 over 3 years	£ 1,332 over 3 years	
Hot Water	£ 312 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 1,956</b>	<b>£ 1,728</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
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

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 73	Potential 87	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.
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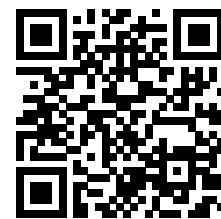
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£60	£ 123
2 Solar water heating	£4,000 - £8,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 885

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### MISREPRESENTATION ACT, 1967.

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