



Iveson Drive, Leeds, LS16

£175,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

A brilliant three bedroom semi detached house in a great location. The property is located in Cookridge, close by to great local primary and secondary schools, local amenities, shops and bars and restaurants. The property briefly comprises; entrance hall, large lounge with French doors offeri

Key features:

- Three bed semi
- Large rear garden
- Well presented
- Sought after location
- Modern fitted kitchen/diner
- Viewing highly recommended

Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



A brilliant three bedroom semi detached house in a great location.

The property is located in Cookridge, close by to great local primary and secondary schools, local amenities, shops and bars and restaurants.

The property briefly comprises; entrance hall, large lounge with French doors offering a lovely rear view of the garden, modern kitchen/diner with a range of fitted base and wall mounted units, electric cooker and induction hob with cooker hood over, one and a half sink and drainer unit and window to the rear elevation over looking the garden. The kitchen benefits from dining space and a door leading to the side entrance.

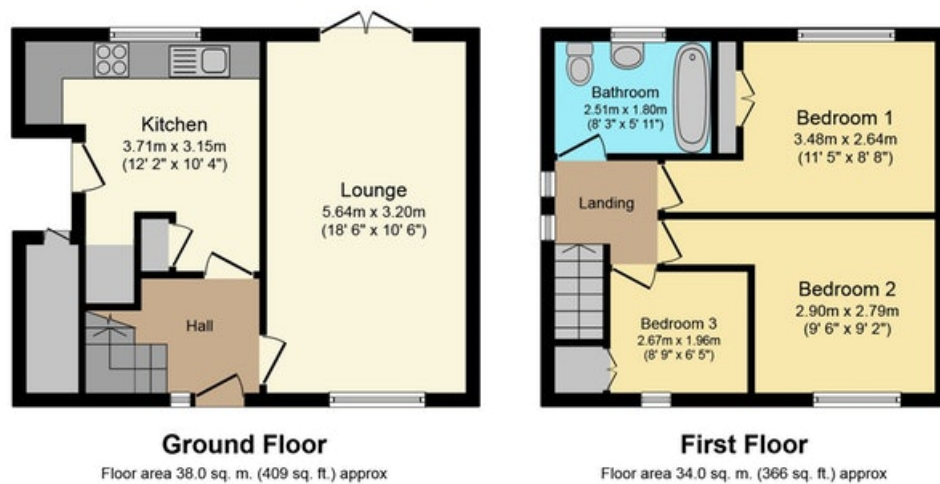
Upstairs benefits a large master bedroom with views of the garden and wardrobe, second double bedroom and third single bedroom with built in wardrobe, the modern house bathroom benefits a heated towel rail and white three piece suite with shower overhead. Also a pull down ladder leading to a loft that is carpeted and offers useful storage.

Outside the property has a front garden and large rear lawned garden with patio area.

This property will suit a range of buyers and would be ideal as a first home.

Contact Housesimple today to arrange your viewing.

Floor plan:



Total floor area 72.0 sq. m. (775 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

114, Iveson Drive, LEEDS, LS16 6NS

Dwelling type: Semi-detached house	Reference number: 0668-0043-6295-7445-2940
Date of assessment: 06 May 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 May 2015	Total floor area: 72 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:	£ 2,316
Over 3 years you could save	£ 309

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 141 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 309 over 3 years</p> </div>
Heating	£ 1,752 over 3 years	£ 1,677 over 3 years	
Hot Water	£ 282 over 3 years	£ 189 over 3 years	
Totals	£ 2,316	£ 2,007	

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

Not energy efficient - higher running costs

Current	Potential
68	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 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
2 Low energy lighting for all fixed outlets	£45	£ 123
3 Solar water heating	£4,000 - £6,000	£ 90

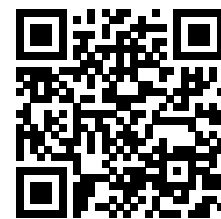
See page 3 for a full list of recommendations for this property.

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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