



Seaforth Place, Leeds, LS9

£140,000

Guide Price

Tenure: Freehold, **Bedrooms:** 6

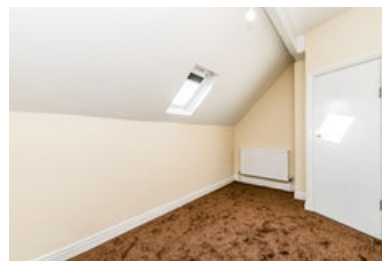
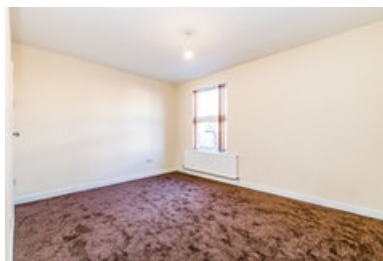
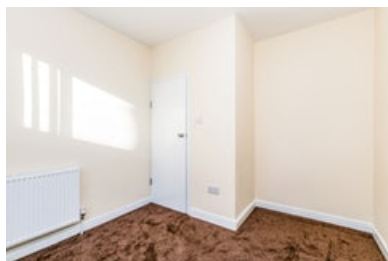
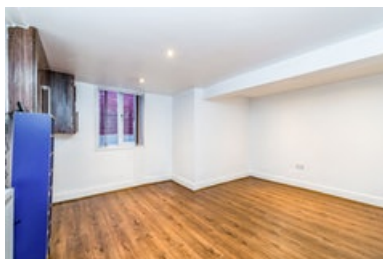
*** 6 BEDROOMS *** STUNNING TERRACE *** SOUGHT AFTER LOCATION *** This IMMACULATE property has recently been renovated to a high standard and is sure to suit a wide range of buyers. This property in the popular rental area of LS9, the annual rental income £12,000.00 a y

Key features:

- Six bed terrace
- Recently renovated
- unique property
- Gas central heating
- Double glazing
- No chain
- Viewing highly recommended

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



*** GUIDE PRICE £140,000 - £150,000 *** 6 BEDROOMS *** STUNNING TERRACE *** SOUGHT AFTER LOCATION ***

This IMMACULATE property has recently been renovated to a high standard and is sure to suit a wide range of buyers. This property in the popular rental area of LS9, the annual rental income £12,000.00 a year. You have sourced a fantastic long term investment. The accommodation comprises in brief. Property is located in very popular area therefore very close for sjuh hospitals, supper markets Tesco, Morrison and Asda also near to local Leeds city council, local GP surgery and very close to a few schools.

Ground Floor

Entrance hallway. Lounge. Large kitchen/diner with a recently fitted kitchen and gas range cooker.

Basement

Two double bedrooms including bedroom five and six. Bedroom five has rear yard access and a WC and has store room.

First Floor

Landing. Large Master bedroom. Bedroom four. Modern fitted bathroom with three piece white suite.

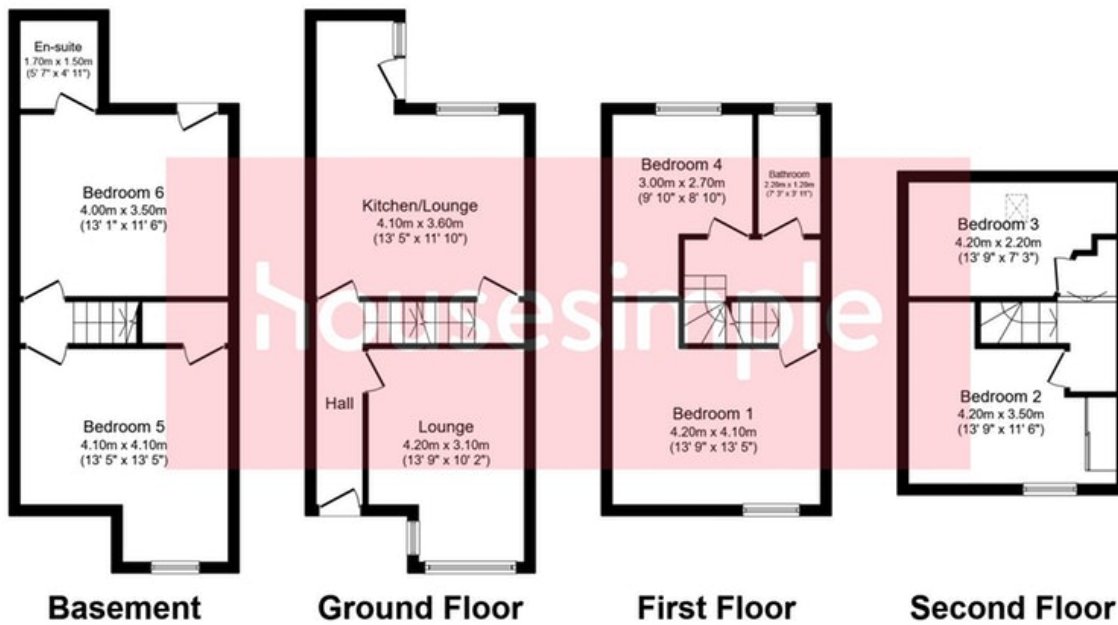
Second Floor

A stairway gives access to bedroom two and bedroom three.

Externally the property features a yard to front and rear. The rear yard gives access to the kitchen and bedroom five.

The property has been renovated from top to bottom to the highest specification and must be viewed to be appreciated.

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

10, Seaforth Place, LEEDS, LS9 6AF

Dwelling type: Mid-terrace house	Reference number: 9669-2811-7499-9891-3795
Date of assessment: 19 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 November 2019	Total floor area: 138 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:	£ 2,868
Over 3 years you could save	£ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 102 over 3 years </div>
Heating	£ 2,265 over 3 years	£ 2,265 over 3 years	
Hot Water	£ 339 over 3 years	£ 237 over 3 years	
Totals	£ 2,868	£ 2,766	

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

<p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">72</td> <td style="font-size: 2em; font-weight: bold;">80</td> </tr> </table>	Current	Potential	72	80	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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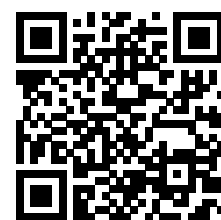
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 891

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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