



Birchfields Crescent, Leeds, LS14

£190,000

None

Tenure: Freehold, **Bedrooms:** 3

This well presented three bedroom semi detached property features extensive PVCu double glazing and gas central heating. Decorated in modern neutral colour schemes throughout the accommodation briefly comprises at ground floor level: Entrance lobby, lounge, kitchen, conservatory. A first floor landi

Key features:

- Three bed semi
- Well presented
- Garage
- Conservatory
- Good size rear garden
- Gas central heating
- Viewing highly recommended

Extra info:

- **Property Age:** 35 years
- **Council Tax:** Band C (£1462.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



This well presented three bedroom semi detached property features extensive PVCu double glazing and gas central heating. Decorated in modern neutral colour schemes throughout the accommodation briefly comprises at ground floor level: Entrance lobby, lounge, kitchen, conservatory. A first floor landing gives access to three bedrooms and a house bathroom. Outside: Gardens to front and rear. A driveway to the side provides off street parking. There is also a garage used for storage with office to the rear. A particular feature of this property are the pleasant views to the front. Contact Housesimple today to arrange your viewing.

ACCOMMODATION

Ground Floor

Entrance Lobby PVCU double glazed door to front elevation.

Lounge

Being open to the staircase, PVCU double glazed window to front elevation, fireplace with coal effect Living Flame gas fire, central heating radiator, timber and glazed doors to the kitchen, staircase rising to first floor accommodation.

Kitchen

A range of modern fitted wall and base units with complementary work surfaces over incorporating a sink unit with mixer tap, gas hobs and double oven, kickboard, stainless steel extractor hood, French doors to conservatory.

Conservatory

PVCu double glazed with French doors to side elevation, radiator, ceramic tiled floor.

First Floor

Landing

Bedroom One

PVCU double glazed window to front elevation, central heating radiator, built in wardrobes.

Bedroom Two

PVCu double glazed window to rear elevation, central heating radiator.

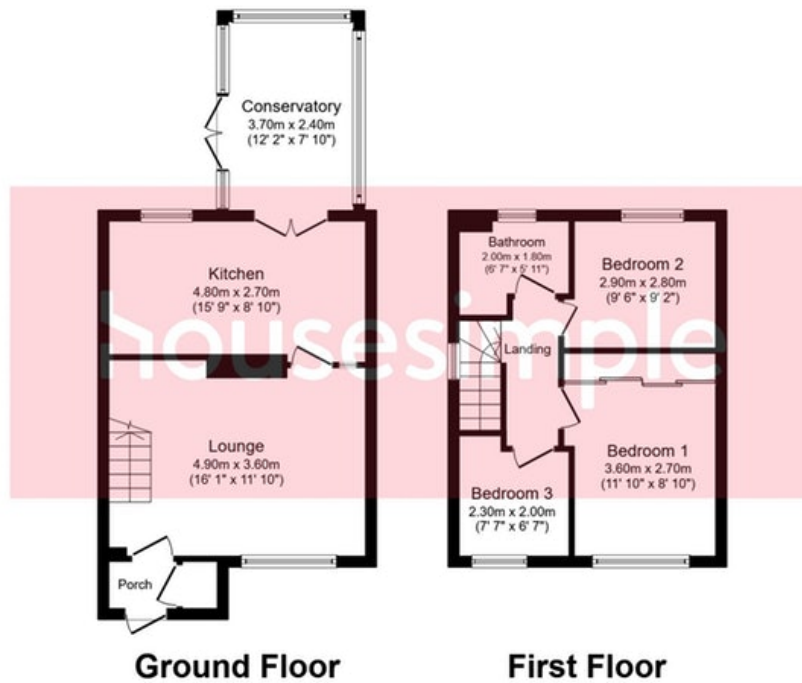
Bedroom Three

PVCu double glazed window to front elevation, central heating radiator, bulkhead.

Bathroom Modern white suite comprising: Panel bath with shower facilities and screen over, wc with enclosed cistern, hand wash basin in vanity unit, ceramic tiled walls and floor, ceiling spotlights, chrome heated ladder towel rail, PVCU double glazed window to rear elevation.


Outside Pleasant garden to the front of the property. A driveway to the side provides of street parking. There is a garage used for storage with office to the rear which is carpeted and has broadband point. To the rear is a pleasant split level garden with timber decked area with under storage, raised Koi pond.

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 

14, Birchfields Crescent, LEEDS, LS14 2HZ

Dwelling type: Semi-detached house **Reference number:** 2358-8074-6295-9382-7910
Date of assessment: 25 May 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 May 2012 **Total floor area:** 63 m²

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:	£ 1,776
Over 3 years you could save	£ 282

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 108 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 60px; margin: 0 auto;"> You could save £ 282 over 3 years </div>
Heating	£ 1,374 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 234 over 3 years	£ 165 over 3 years	
Totals	£ 1,776	£ 1,494	

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: small;">Very energy efficient - lower running costs</p>  <p style="font-size: small;">Not energy efficient - higher running costs</p>	<table border="1" style="margin: auto;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">67</td> <td style="text-align: center;">85</td> </tr> </table>	Current	Potential	67	85	<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>
Current	Potential					
67	85					

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	£800 - £1,200	£ 105
2 Low energy lighting for all fixed outlets	£35	£ 51
3 Heating controls (room thermostat)	£350 - £450	£ 54

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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