



Overdale Terrace, Leeds, LS15

£140,000

None

Tenure: Freehold, **Bedrooms:** 2

Housesimple is pleased to present this property in Leeds.

Key features:

- two bed terrace
- three storey
- cellar
- fitted kitchen
- four piece white bathroom
- beautifully presented

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band B (£1279.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Housesimple is pleased to present to the open market this delightful TWO bedroom MID terrace house in Leeds

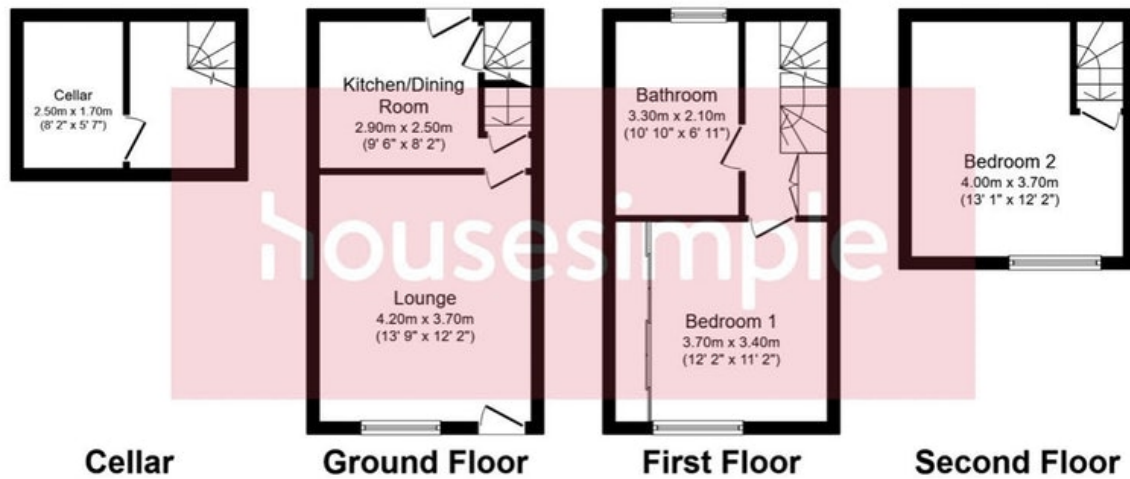
The accommodation has been tastefully renovated to a high standard throughout and won't hang around for long.

Comprising of Lounge, re-fitted breakfast kitchen, cellar, double bedroom and four piece bathroom suite to the first floor and a further double bedroom to the second floor. The property benefits from wooden flooring to the lounge area, re fitted oak kitchen with breakfast bar area, plumbed for washing machine space for fridge and range cooker, stripped internal doors and floors, spacious white bathroom suite with separate walk in shower cubicle. There are ample fitted wardrobes to bedroom one.

Outside there is a neat buffer garden to the front and to the rear paved patio, lawned grassed area all enclosed and private. Off street parking.

The property is decorated to a high standard throughout and an internal viewing comes highly recommended.

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

6, Overdale Terrace, LEEDS, LS15 7RF

Dwelling type: Mid-terrace house	Reference number: 2278-6043-7257-5803-8994
Date of assessment: 23 March 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 March 2017	Total floor area: 66 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:	£ 2,889
Over 3 years you could save	£ 1,065

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 138 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,065 over 3 years </div>
Heating	£ 2,373 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 297 over 3 years	£ 201 over 3 years	
Totals	£ 2,889	£ 1,824	

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

	Current	Potential	
Very energy efficient - lower running costs		84	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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	57		
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			G

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 624
2 Internal or external wall insulation	£4,000 - £14,000	£ 273
3 Low energy lighting for all fixed outlets	£35	£ 69

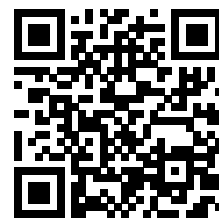
See page 3 for a full list of recommendations for this property.

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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