



## Islay Close, Leeds, LS26

**£365,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

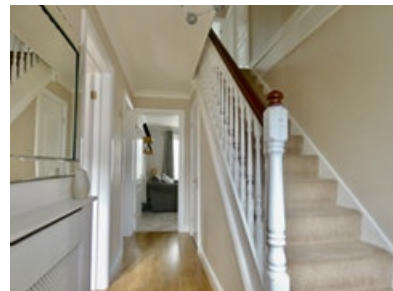
A STUNNING 4 bed DETACHED FAMILY HOME located on a small sought after estate, opposite Springhead Park in Rothwell - Leeds - this offers VALUE FOR MONEY AND SPACE ALL UNDER ONE ROOF and is just waiting for a new family to make new memories! PLEASE CALL TO VIEW!

## Key features:

- Ideal Family Home
- Two Spacious Reception Rooms
- Conservatory
- Four Double Bedrooms
- Modern Family Bathroom & En Suite
- Enclosed Garden With Decking Area
- Private Driveway
- Single Garage
- Close To Local Amenities
- Desirable Location

## Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band E (£1913.46 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



*The property offers modern living at an affordable price & ready to move in! The property comprises: Four double bedrooms, modern en suite, family bathroom with bath, spacious living room, downstairs toilet, conservatory & kitchen with breakfast bar. To the outside is an enclosed rear garden, single garage with secure access & private driveway. Close to local amenities, schools catchment area, a short drive to Leeds City Centre & motorway links. Ideal family home, viewing highly recommended.*

### Entrance Hall

Entering the property through to the hallway, single radiator & double glazed window.

### Living Room

Well presented Living Room with feature fireplace, power points, TV point, two double radiators, double glazed window & double doors leading to the conservatory.

## **WC**

Single wash basin, toilet with lockable door.

## **Kitchen**

Modern Kitchen with built in oven & gas hob, ample room for additional appliances, breakfast bar, double radiator, power points, double glazed windows & access to the side of the property.

## **Conservatory**

Conservatory comprising of underfloor heating, power points & access to the enclosed rear garden through double doors.

## **Dining Room**

Leading from the Hallway, radiator, power points, & double glazed window.

## **Master Bedroom**

Master Double Bedroom, double glazed windows, two single radiators, power points & TV point.

## **En Suite**

Separate shower room with wash basin, toilet, double glazed frosted window & single radiator.

## **Family Bathroom**

Bath with shower unit, toilet, wash basin, heated towel rail & double glazed frosted window.

## **Bedroom Two**

Double bedroom, double glazed window, power points, TV point & single radiator.

## **Bedroom Three**

Double bedroom, double glazed window, power points & single radiator.

## **Bedroom Four**

Double bedroom, double glazed window, power points & single radiator.

## **Outside**

Well presented enclosed rear garden, decking area & private driveway with single garage.

### Floor plan:



Total area: approx. 138.1 sq. metres (1486.2 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

**5, Islay Close, Rothwell, LEEDS, LS26 0WD**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0959-2845-7618-9093-8581
<b>Date of assessment:</b> 15 September 2017	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 19 September 2017	<b>Total floor area:</b> 113 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>£ 2,880</b>
<b>Over 3 years you could save</b>	<b>£ 570</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 288 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 570 over 3 years                 </div>
<b>Heating</b>	£ 2,097 over 3 years	£ 1,857 over 3 years	
<b>Hot Water</b>	£ 495 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 2,880</b>	<b>£ 2,310</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**

	Current	Potential
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	<div style="background-color: #ffc107; border-radius: 50%; padding: 5px; display: inline-block;">88</div>	<div style="background-color: #4caf50; border-radius: 50%; padding: 5px; display: inline-block;">82</div>

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	£ 99
2 Low energy lighting for all fixed outlets	£25	£ 57
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 279

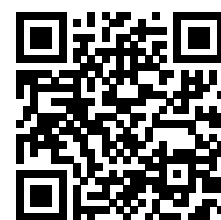
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://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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