



## Calverley Drive, Leeds, LS13

**£200,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

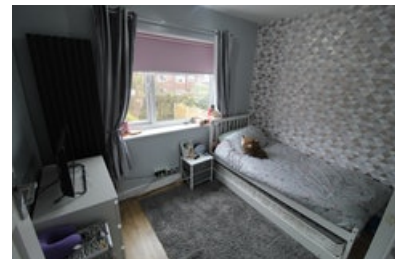
Housesimple is pleased to present this property in Leeds.

### Key features:

- Three bed semi
- Well presented
- Extended to rear
- Gas central heating
- Downstairs WC
- Modern fittings throughout
- Off street parking
- Viewing highly recommended

## Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band B (£1279.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple are delighted to introduce this STUNNING, EXTENDED three bed semi detached property which is sure to suit a wide range of buyers. The property boasts modern features throughout and an early inspection comes highly recommended.

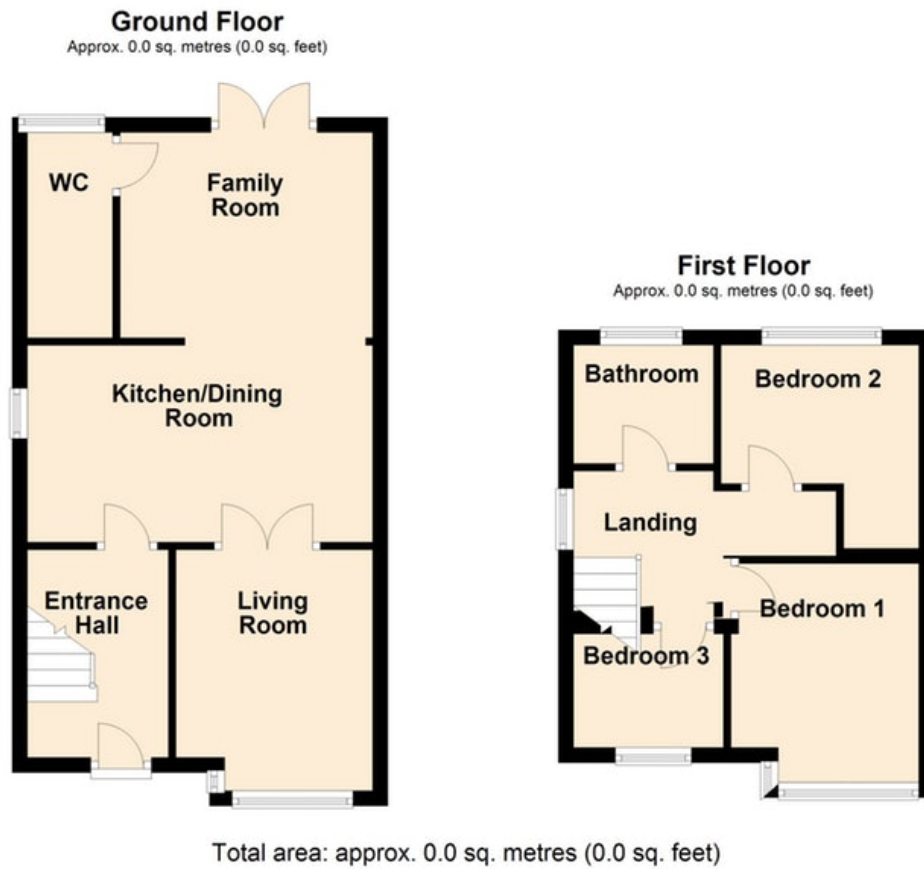
Briefly comprising: entrance hall; modern fitted kitchen/diner with a range of wall and base units and island, family room with doors leading to rear garden, WC/utility room, spacious lounge; staircase and landing; two double bedrooms; single bedroom; modern fitted bathroom; boarded loft. Other features include gas central heating and double glazing.

Externally the property features off road parking to the front. The rear features a paved, lawn and decked garden. A real sun trap in the Summer time.

Good access to Bramley town centre amenities, schools, parks, swimming, golf course, the Aire valley, Kirkstall Valley Retail Park and commuting to Leeds and Bradford. This attractively presented home will be of particular interest to families and professional couples seeking ready to move into accommodation in a popular and convenient residential location.

Act quick to avoid disappointment.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**8, Calverley Drive, LEEDS, LS13 3LN**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 2698-6006-7282-0857-2914
<b>Date of assessment:</b> 21 February 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 21 February 2013	<b>Total floor area:</b> 72 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>£ 1,755</b>
<b>Over 3 years you could save</b>	<b>£ 312</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 123 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;">                     You could save £ 312 over 3 years                 </div>
Heating	£ 1,305 over 3 years	£ 1,143 over 3 years	
Hot Water	£ 252 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,755</b>	<b>£ 1,443</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**

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6"></td> <td style="font-size: x-x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(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	<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="text-align: center; font-size: 2em;">70</td> <td style="text-align: center; font-size: 2em;">87</td> </tr> </table>	Current	Potential	70	87	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">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>
(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														
Current	Potential																			
70	87																			

**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	£ 93
2 Low energy lighting for all fixed outlets	£30	£ 63
3 Heating controls (room thermostat)	£350 - £450	£ 30

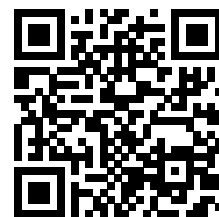
See page 3 for a full list of recommendations for this property.

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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