



Swarcliffe Approach, Leeds, LS14

£110,000

None

Tenure: Leasehold, **Bedrooms:** 2

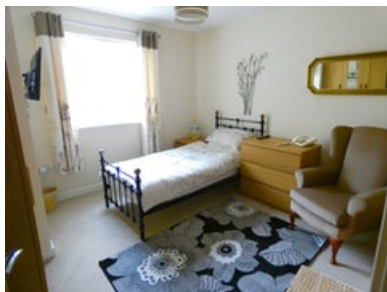
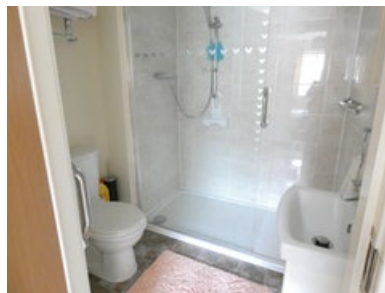
Housesimple is pleased to present to the open market this delightful two bedroom ground floor apartment which is bought as seen and on the fringe of Swarcliffe, Leeds. Offered with no upper chain this ground floor apartment is an ideal purchase for a buy to let investor or an ideal first time buyer

Key features:

- Two bed apartment
- ground floor
- fitted kitchen
- white bathroom white
- en-suite shower room
- NO CHAIN
- bought as seen
- fully furnished
- ideal by to let
- Ftb ideal starter home

Extra info:

- **Property Age:** 11 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 114 years remaining
Ground Rent: £400.00 per-annum
Maintenance: £862.28 per-annum
Maintenance Company: Adair Paxton



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Offered with no upper chain this ground floor apartment is an ideal purchase for a buy to let investor or an ideal first time buyers property. Fully furnished and ready to move into the ground floor apartment comprises an entrance vestibule leading to the apartment.

Having an L shaped entrance hallway with ample storage and doors leading off to the two bedrooms, bathroom and lounge/kitchen area.

The open plan lounge dining kitchen comprises fitted kitchen units and built in oven with hob and extractor over, fridge freezer. Dining room table is positioned in the dining area and lounge with electric fire and surround, leather sofa, reclining chair and t.v.

The two bedrooms are well equipped with beds, wardrobes and bedside cabinets along with wall mounted tv's. The master bedroom has access to the en suite shower room with double shower and glass screen, vanity wash hand basin and low flush w.c.

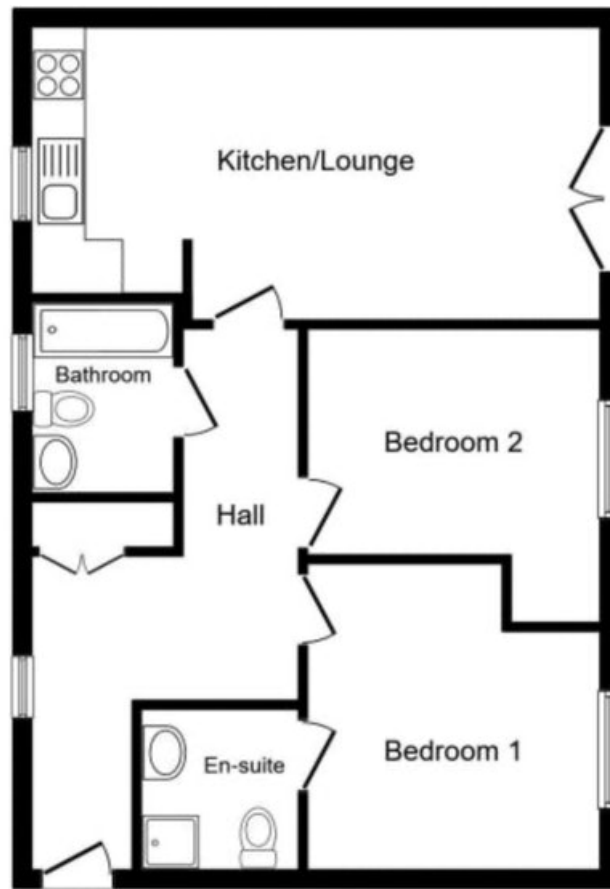
The main bathroom has a panelled bath with shower over, vanity wash hand basin and low flush w.c.

With double glazed windows and doors throughout and electric heaters.

Outside there is ample parking with one allocated parking space and visitors parking too.

NO CHAIN

Floor plan:



Floor Plan

Energy Performance Certificate:

Virgin 15:49 96%

epcregister.com

Energy Performance Certificate

20, Swardcliffe Approach, LEEDS, LS14 5JZ

Dwelling type: Ground-floor flat	Reference number: 0062-2876-6740-2300-4521
Date of assessment: 06 April 2020	Type of assessment: RESAP, existing dwelling
Date of certificate: 06 April 2020	Total floor area: 60 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:	£ 2,955
Over 3 years you could save	£ 1,284

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 183 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold;">You could save £ 1,284 over 3 years</p> </div>
Heating	£ 1,815 over 3 years	£ 1,017 over 3 years	
Hot Water	£ 975 over 3 years	£ 471 over 3 years	
Totals	£ 2,955	£ 1,671	

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

Very energy efficient - lower running costs

Most energy efficient - higher running costs

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 3). 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. High heat-retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 1,287

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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