



Moore than an
estate agent...



8 Castle Grove Avenue, Headingley, Leeds, LS6 4BS

Guide Price £250,000

This SUPERB TWO BEDROOM SEMI is ideally located off Moor Road, a few minutes' walk along Cottage Road to the cinema, shops, pubs and buses on Otley Road, ten minutes' walk from Weetwood Primary School, yet quietly positioned off the main road with a sunny rear garden. FULLY MODERNISED, the accommodation benefits from GAS CENTRAL HEATING with an extended boiler guarantee, uPVC DOUBLE GLAZING, replacement cavity wall ties and an ALARM SYSTEM, and briefly comprises a hall, spacious lounge, dining kitchen, large master bedroom with built-in cupboard, rear generous single bedroom and modern combined bathroom with over-bath shower. The gardens are a good size, and there is PLANNING PERMISSION for a dropped kerb to allow off-road parking to the front. READY TO MOVE INTO, this lovely home is offered with IMMEDIATE VACANT POSSESSION and NO RELATED CHAIN.

14 St Anne's Road, Headingley, Leeds LS6 3NX

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GROUND FLOOR

ENTRANCE HALL

With stairs off to first floor and giving access to the lounge and dining kitchen.

LOUNGE

4.52m x 3.33m (14'9" x 10'11")

Having a bay window to the front, coving to ceiling, centre light point and wall light points, TV aerial point, laminate floor and contemporary fireplace with pebble gas living flame fire.

DINING KITCHEN

4.00m x 3.04m (13'1" x 9'11")

Comprising a range of white gloss finished fitted base and wall cupboards with contrasting work surfaces and having a stainless steel sink unit with single drainer inset to the work surface, integrated electric oven and separate gas hob with overhead filter chimney, space and plumbing for automatic washing machine, splash tiling with contrasting mosaic tile relief border, space for fridge/freezer, fitted cupboard housing the gas central heating combi boiler, windows and rear door overlooking and giving access the to the patio, south facing side window and useful under stairs storage cupboard.

FIRST FLOOR

BEDROOM ONE

4.00m x 3.60m (13'1" x 11'9")

Having a centre light point, laminate floor and built-in wardrobe over the stairs.

BEDROOM TWO

3.07m x 2.48m (10'0" x 8'1")

With a window overlooking the rear garden, offset ceiling light point and laminate floor.

BATHROOM/WC

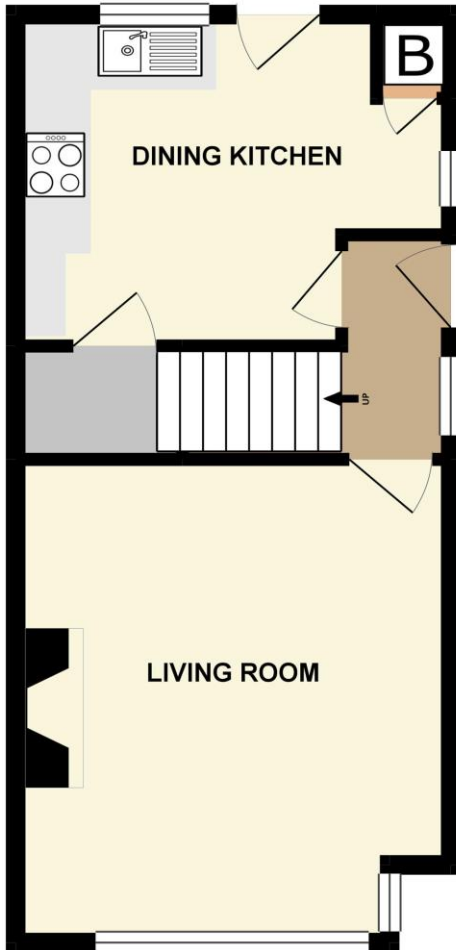
Comprises a panelled bath with plumbed shower over and folding glazed shower screen, vanity unit and washbasin with monobloc mixer tap and wall mounted vanity cupboard with mirror doors, low level wc, partial ceramic wall tiling with mosaic border relief, extractor fan and heated towel rail radiator.

OUTSIDE

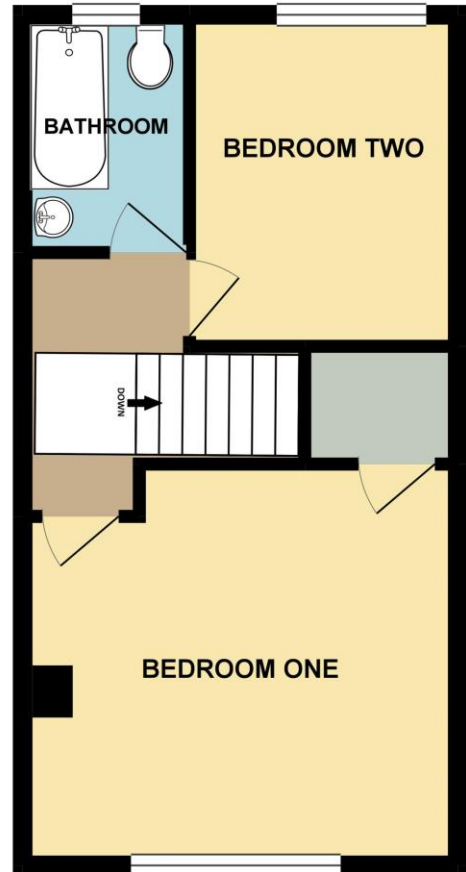
There are well stocked gardens to the front and rear with a patio area immediately outside the kitchen door leading onto a good sized lawn at the rear. Garden shed included. The road has unrestricted parking although the seller has planning permission from the council to drop the kerb and install a driveway for off-road parking (valid for three years from 19th February 2019). The front garden could be paved/resurfaced to allow parking for two cars



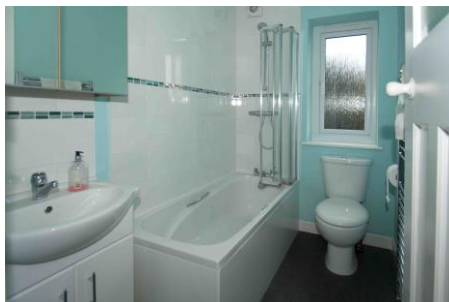
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

From the centre of Headingley, proceed north along the A660 Otley Road, through the traffic lights at Shaw Lane/St Anne's Road, and take the second right into Cottage Road just after the New Inn public house. At the top of Cottage Road turn right onto Moor Road and first left into Castle Grove Avenue. This property can be found on the right-hand side.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage are connected and were working at the time of our inspection.

APPLIANCES & GUARANTEES

The central heating boiler has the remainder of a guarantee which continues into 2020. The wall ties have been replaced and are supported by a 25 years insurance-backed guarantee. Copies of both guarantees are filed with Moores. Please note that if any appliances are included in the sale these will not have been tested by Moores Estate Agency and we provide no warranty or guarantee thereon.

COUNCIL TAX BAND

Band C.

VIEWING ARRANGEMENTS

Please contact our Leeds office.

OFFICE HOURS

The office is open 9am – 5.30pm Monday to Friday, 9am – 5pm Saturday, and 10.30am – 4pm on Sunday. Escorted viewings and free valuations can also be conducted outside these hours by arrangement.

SALES PARTICULARS

Version No 1.2/JM.

Energy Performance Certificate

8, Castle Grove Avenue
LEEDS
LS6 4BS

Dwelling type: Semi-detached house
Date of assessment: 07 March 2012
Date of certificate: 07 March 2012
Reference number: 0338-7038-6257-9162-1914
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	67
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	302 kWh/m ² per year	219 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	2.8 tonnes per year
Lighting	£70 per year	£38 per year
Heating	£672 per year	£519 per year
Hot water	£89 per year	£78 per year

You could save up to £197 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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PROPERTY MISDESCRIPTIONS ACT 1991 – PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale,