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estate agent...



**153 Burley Wood Crescent, Burley,  
Leeds, LS4 2QJ**

**Guide Price £164,000**

A three bedroom END TERRACE HOUSE situated in a popular residential area of Burley, close to Kirkstall Road and all the amenities and recreational facilities the area benefits from, and being within easy access of the city centre by bus or car. Enjoying the benefit of GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and a CONSERVATORY to the rear (ideal dining room), the accommodation provides an entrance lobby, spacious lounge with wide bay, breakfast kitchen with integrated oven, hob and filter hood, patio doors to a conservatory/dining room, two double bedrooms, smaller third bedroom (dressing/walk-in wardrobe?) and a modern bathroom/wc with shower and travertine tiling. There are gardens to the front and rear along with a garden shed. On-street parking is available. This is an ideal FIRST TIME BUY.

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# 153 Burley Wood Crescent, Burley, Leeds, LS4 2QJ

## **GROUND FLOOR**

### **ENTRANCE LOBBY**

With stairs off to the first floor and access through to the....

### **LOUNGE**

4.19m x 4.00 (13'8" x 13'1")

Having a wide bay window to the front, elevated above the road, and affording a bright and sunny aspect. TV aerial point, centre light point, cornice to ceiling and access through to the....

### **BREAKFAST KITCHEN**

4.97m x 2.92m (16'3" x 9'6")

Offering a breakfast area to one side, with useful under stairs storage cupboard, a side window, display shelving, drop-light point and double doors to the conservatory/dining room. The fitted kitchen to the opposite side comprises a range of modern fitted base and wall units with light rail and cornice trim finish, contrasting marble-effect laminate work surfaces with splashback tiling, an integrated one and a half bowl stainless steel sink unit with single drainer, space for fridge/freezer, space and plumbing for a washing machine and having an integrated electric oven, gas hob and overhead filter chimney all in matching stainless steel finish. Wall mounted combi gas central heating boiler neatly hidden by a matching kitchen cabinet and an external window overlooking the rear garden.

### **CONSERVATORY/DINING ROOM**

2.92m x 2.62m (9'6" x 8'7")

With a laminate floor and patio door out to the garden.

## **FIRST FLOOR**

### **BEDROOM ONE**

3.28m x 3.00m (10'9" x 9'10")

A good sized double bedroom situated to the front with a lovely open outlook over the Kirkstall Valley towards Gots Park, Armley and Bramley.

### **BEDROOM TWO**

3.00m x 2.77m (9'10" x 9'1")

Again, a good sized double bedroom to the rear.

### **BEDROOM THREE**

2.37m x 1.92m (7'9" x 6'3")

Single bedroom situated to the front.

### **BATHROOM**

1.92m x 1.92m (6'3" x 6'3")

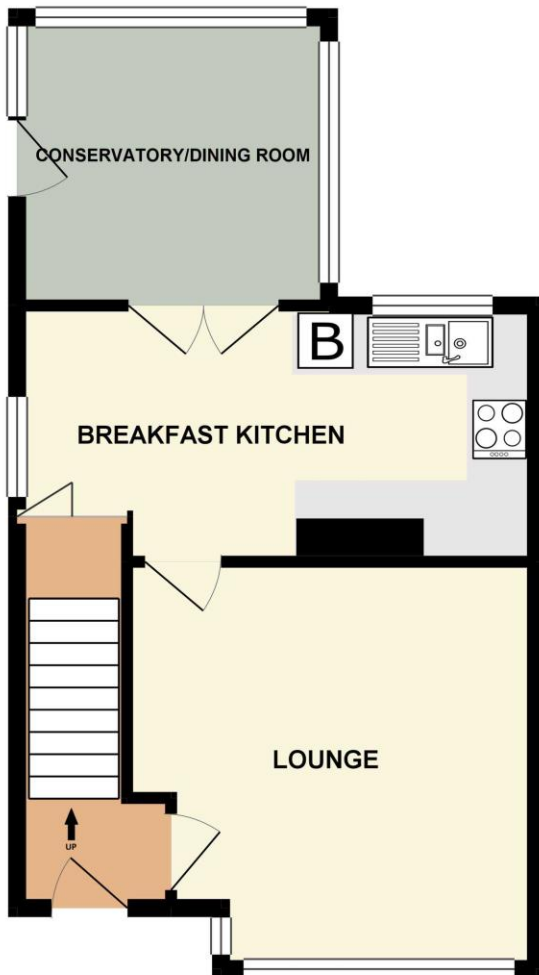
Comprising a panelled bath with over-bath plumbed shower and shower screen, low level wc, washbasin inset to a vanity washstand with matching mosaic relief tiling to the travertine tiled walls, external window and extractor fan.

### **OUTSIDE**

There are gardens to the front and rear, the rear mainly laid to lawn, along with a timber garden shed.



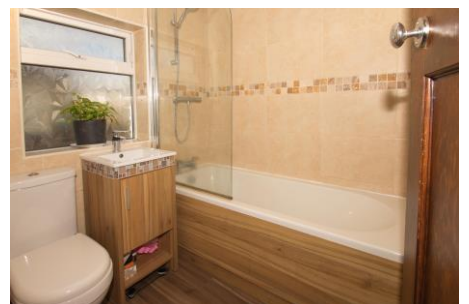
## GROUND FLOOR



## 1ST FLOOR

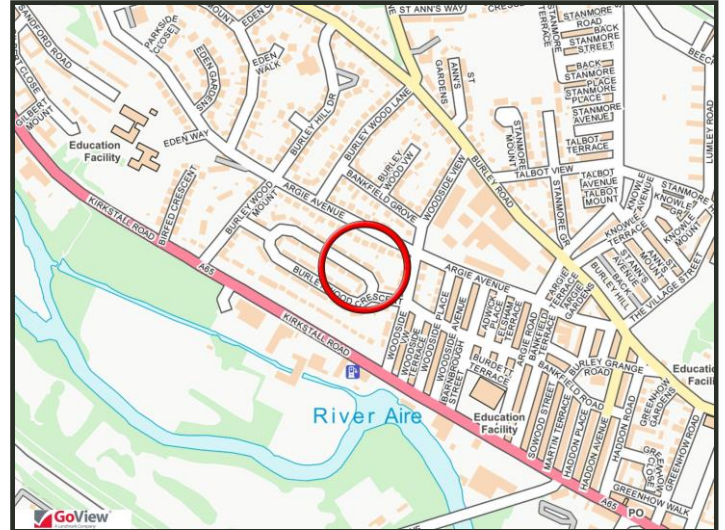


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 south along North Lane past the arc bar and continue through the next lights at Cardigan Road and then left at the next set into St Ann's Lane. Continue over the brow of the hill and at the next junction turn left towards Leeds onto Burley Road. Take the next right turning into Woodside View, proceed over the first junction of Argie Avenue and take the first turning on the right-hand side into Burley Wood Crescent.

**TENURE**

Freehold.

**SERVICES**

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

**APPLIANCES**

Please note that if any appliances are included in the sale these will not have been tested by Moore's Estate Agency and we provide no warranty or guarantee thereon.

**COUNCIL TAX BAND**

Band B.

**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.

**PURCHASING PROCEDURE**

Once you are interested in purchasing this property please contact our office to make your offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SALES PARTICULARS**

Version No 2/JM.

**Energy Performance Certificate** HM Government

153, Burley Wood Crescent, LEEDS, LS4 2QJ

Dwelling type: Semi-detached bungalow Reference number: 9925-2881-7504-9704-2461  
 Date of assessment: 09 October 2014 Type of assessment: RdSAR, existing dwelling  
 Date of certificate: 10 October 2014 Total floor area: 63 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

Estimated energy costs of dwelling for 3 years:	£ 2,481
Over 3 years you could save	£ 978

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 123 over 3 years	You could save £ 978 over 3 years
Heating	£ 2,010 over 3 years	£ 1,191 over 3 years	
Hot Water	£ 309 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,481</b>	<b>£ 1,503</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**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	60	
F (21-38)		
G (1-20)		

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 Cavity wall insulation	£500 - £1,500	£ 513
2 Floor Insulation	£800 - £1,200	£ 135
3 Low energy lighting for all fixed outlets	£15	£ 30

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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,