



Moore than an
estate agent...



18 Sowood Street, Burley, Leeds, LS4 2JZ

Guide Price £137,000

IN NEED OF UPGRADING and MODERNISATION, this two double bedroom inner TERRACE HOUSE is an excellent opportunity for the successful buyer to create a superb home, with your own choice of kitchen and bathroom, decorations and furnishings. The accommodation has GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and a relatively new roof, but everything else requires replacing and updating. Located off Kirkstall Road, a short walk from Cardigan Fields and all the amenities, sports facilities and shops on the A65, this is an ideal property for either first time buyers, a young family or as a buy-to-let investment. The city centre is less than two miles away and there are some excellent schools within a short walk. IMMEDIATE VACANT POSSESSION. NO CHAIN.

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GROUND FLOOR

LOUNGE

4.33m x 3.82m (14'2" x 12'6")

A gas fire and tiled fireplace to the chimney breast is the focal point of the room. The floor is finished in wood laminate, there is a cornice to the ceiling, a centre light point and a TV aerial point is located within the recess adjacent the chimney breast. The room gives access to the stairs to the first floor and through to the....

KITCHEN

3.09m x 1.61m (10'1" x 5'3")

Comprising base and wall cupboards, a roll-top stainless steel sink unit, space for gas cooker, washing machine, fridge and freezer. The wall mounted Worcester Bosch combi central heating boiler is located to the side of the window and there is a built-in cupboard to the side of the cellar access. A removable worktop by the cellar door gives access down to the....

CELLAR/BASEMENT

With gas and electric meters.

FIRST FLOOR

BEDROOM ONE

4.33m x 3.85m (14'2" x 12'7")

With a built-in double bedroom to the left of the chimney breast.

BATHROOM/WC

2.67m x 1.65m (8'9" x 5'4")

Comprising a panelled bath with Mira plumbed shower over, pedestal washbasin, low level wc, partial ceramic wall tiling and built-in former airing cupboard.

SECOND FLOOR

LANDING

2.30m x 1.65m (7'6" x 5'4")

Leading to....

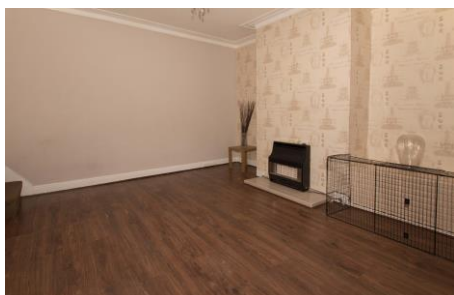
BEDROOM TWO

3.85m x 3.11m (12'7" x 10'2")

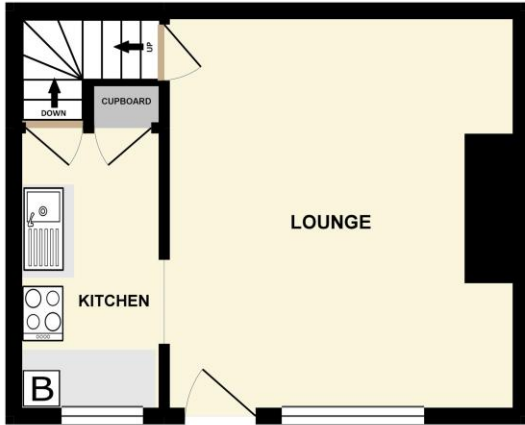
Having a dormer window with a west facing aspect and views across the valley.

OUTSIDE

To the front is a small easily maintained garden which is west facing and enjoys the afternoon and evening sunshine. There is unrestricted on-street car parking.



GROUND FLOOR



FIRST FLOOR



SECOND 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 junction of the A65 Kirkstall Road, Kirkstall Lane and Bridge Road, by the Kirkstall Sports Centre (near Kirkstall Abbey, Morrisons & the new M&S Food Hall) proceed east towards Leeds on the A65 arterial road. After a quarter of a mile or so turn left into Sowood Street where 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

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 A.

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 1.1/JM.

Energy Performance Certificate

HM Government

18, Sowood Street, LEEDS, LS4 2JZ

Dwelling type: Mid-terrace house	Reference number: 0066-2839-7175-9291-4581	
Date of assessment: 11 March 2019	Type of assessment: RdSAP, existing dwelling	
Date of certificate: 11 March 2019	Total floor area: 66 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:	£ 2,805
Over 3 years you could save	£ 726

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 150 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; border-radius: 5px; width: 40px; margin: 0 auto;"> You could save £ 726 over 3 years </div>
Heating	£ 2,283 over 3 years	£ 1,737 over 3 years	
Hot Water	£ 285 over 3 years	£ 192 over 3 years	
Totals	£ 2,805	£ 2,079	

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) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	(1-20) G	(1-20) G

Current

54

Potential

78

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 Room-in-roof insulation	£1,500 - £2,700	£ 213
2 Internal or external wall insulation	£4,000 - £14,000	£ 120
3 Floor insulation (suspended floor)	£800 - £1,200	£ 144

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 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,