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estate agent...



**22 Mountfields, Clarendon Road, Hyde Park,  
Leeds, LS2 9PQ**

**Guide Price £110,000**

A spacious SECOND FLOOR FLAT situated on the fringe of the city centre directly opposite the Leeds University Campus and only ten or fifteen minutes' walk from the Business District and Retail Quarter of the city. With uPVC DOUBLE GLAZING the flat offers a spacious hall with storage/cloaks cupboard, a generous living room with a bay window and plenty of space for sofa seating and a dining table and chairs being semi open-plan to the kitchen which has a skylight window, a large double bedroom with built-in wardrobes and long-distance views to the rear, a white bathroom suite with full suite and separate shower cubicle, and a lockable storage cupboard on the communal landing. The property sits within well maintained gardens with permit parking for residents. Garages are available to rent subject to availability. EARLY VACANT POSSESSION. NO CHAIN.

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# 22 Mountfields, Clarendon Road, Hyde Park, Leeds, LS2 9PQ

## **ENTRANCE HALL**

With a storage/cloaks cupboard, door entry telephone system, and giving access to the living room, bathroom and bedroom.

## **LIVING ROOM**

3.92m x 3.34m (12'10" x 10'11")

Having a large bay window overlooking the gardens and Clarendon Road, and over towards the Leeds University Campus across the road. Twin ceiling light points, television aerial point, electric storage radiator and archway through to the....

## **KITCHEN**

3.00m x 1.65m (9'10" x 5'4")

Comprising a range of base and wall units with splashback ceramic tiling above the worktops and incorporating an inset sink unit with one and a half bowls, single drainer and monobloc mixer tap, electric hob and under-unit oven, plumbing for automatic washing machine and space for fridge and freezer, ceiling light point and skylight window.

## **BEDROOM**

5.00m x 2.73m (16'4" x 8'11")

Including a double fitted wardrobe with mirror doors, storage radiator and having extensive, long-distance, views from the rear over Hyde Park and Headingley.

## **BATHROOM/WC**

Comprising a panelled bath, a low level wc, washbasin and vanity unit, separate shower cubicle, partial ceramic wall tiling, tiled floor, centre light point and extractor unit.

Along the second floor communal landing is a....

## **STORAGE CUPBOARD** 1.50m x 0.85m (4'11" x 2'9") internal

The storage cupboard is private for No 22 and is useful for storing suitcases, pots of paint, tools and even pushbikes.

## **OUTSIDE**

The property sits within well maintained communal gardens with off-street permit parking. Permits are issued by Mountfields Management Company to all flat owners and tenants.

There are a number of garages which can be rented from the management company, subject to availability.



## 22 MOUNTFIELDS

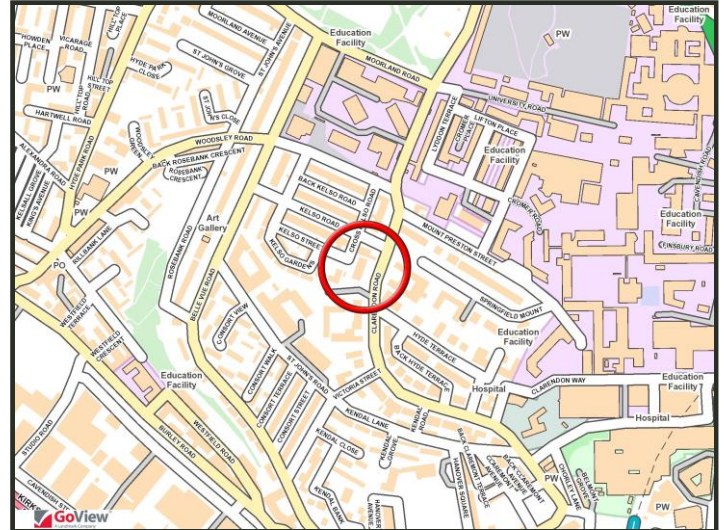
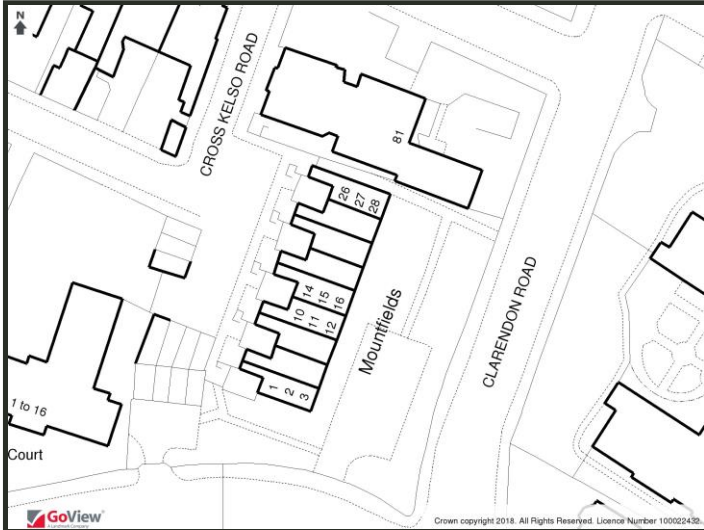


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 city centre, proceed north along the A660 Woodhouse Lane/Otley Road. Continue past Leeds Beckett University, past the main university entrance on Woodhouse Lane and continue along Woodhouse Lane until the traffic lights at the junction with Clarendon Road and Woodhouse Moor. Turn left at the lights onto Clarendon Road and continue for approximately 300 metres, through the traffic lights at the junction with Moorland Road and continue around the S-bend where this development can be found on the right-hand side. Please note the flats are set behind the trees and the access is via Kelso Road and left onto Cross Kelso Street. The entrances to the flats are then on the left. This is a controlled parking zone.

**TENURE**

Leasehold for a term of 150 years from 1982.

**GROUND RENT**

Nil.

**SERVICE CHARGE**

£60 per calendar month.

**SERVICES**

Mains electricity, water and drainage are connected and were working at the time of our inspection. Please note gas is not connected to this development.

**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.

**SALES PARTICULARS** Version No 2/JM.

**Energy Performance Certificate** HM Government

22 Mountfields, Clarendon Road, LEEDS, LS2 9PD

Dwelling type: Top-floor flat      Reference number: 8103-2655-7429-8796-4713  
 Date of assessment: 15 March 2019      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 15 March 2019      Total floor area: 47 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:	£ 3,219
Over 3 years you could save	£ 2,001

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	
Heating	£ 1,998 over 3 years	£ 663 over 3 years	You could save £ 2,001 over 3 years
Hot Water	£ 1,098 over 3 years	£ 432 over 3 years	
<b>Totals</b>	<b>£ 3,219</b>	<b>£ 1,218</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**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		80	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	49		
(21-38) F			
(1-20) G			

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,158
2 Cavity wall insulation	£500 - £1,500	£ 81
3 Increase hot water cylinder insulation	£15 - £30	£ 231

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.

Page 1 of 4



**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,