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estate agent...



## **50 Langdale Terrace, Headingley, Leeds, LS6 3DY**

**Guide Price £300,000**

A larger than average SEVEN BEDROOM end terrace house converted into TWO SELF CONTAINED FLATS (no licence required if used as a seven bedroom student HMO). With the internal entrance doors to each flat left open the house is presently used as a single shared house by the owner and his housemates. Situated within easy walking distance of Headingley and the many amenities this popular suburb has to offer, the house is literally across the road from Headingley train station and within a short walk of Leeds Beckett University campus via a footpath which starts less than 50m from the front door, across the park. The property benefits from GAS CENTRAL HEATING and uPVC DOUBLE GLAZING and the accommodation in its current configuration briefly comprises an entrance hall with internal entrance doors to the ground and first floor flats, a lounge, dining room (with French door to a patio and yard at the rear) and two kitchens (one at lower ground floor and one at first floor level), seven bedrooms and three bathrooms. With windows on the gable the house is well lit with natural light, offering bright and cheerful accommodation. There is plenty of on-street parking (no restrictions). Each flat has independent services. NO CHAIN.

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# 50 Langdale Terrace, Headingley, Leeds, LS6 3DY

## GROUND FLOOR

### Entrance Hall

With internal entrance doors to the ground floor and first floor flats. The present owner shares the whole house with his university student colleagues and leaves the internal entrance doors open, effectively using the property as a single shared house.

## GROUND FLOOR FLAT

**Lounge Or Bedroom** 4.62m x 2.84m (15' 2 x 9' 4) (maximum)

Having fitted cupboard, recess for TV, centre light point and bay window to the front.

**Bedroom** 3.64m x 2.43m (11' 11 x 8' 0)

With fitted furniture, centre light point and window to the rear.

**Bedroom** 3.23m x 2.82m (10' 7 x 9' 3)

Having centre light point, window to the rear and fitted furniture.

### Bathroom

With a white suite comprising a panelled bath with over-bath shower, pedestal washbasin, low level wc, extractor fan, centre light point and ceramic tiling to the walls.

## LOWER GROUND FLOOR

**Dining Room** 3.24m x 3.17m (10' 8 x 10' 5)

Having laminate wooden flooring, recessed spotlights, alarm panel, external door and a door leading through to....

**Kitchen** 5.64m x 2.38m (18' 6 x 7' 10) (maximum)

With a range of base and wall units including a stainless steel inset sink with single drainer, split level oven and hob with filter hood over, plumbing for automatic washing machine, space for fridge/freezer and splashback tiling to all work areas.

## FIRST FLOOR

### FIRST FLOOR FLAT

**Bedroom Or Lounge** 3.79m x 2.84m (12' 5 x 9' 4)

Having a window to the front and recessed spotlights.

**Kitchen** 3.79m x 2.18m (12' 5 x 7' 2)

With a range of base and wall units including a stainless steel inset sink with single drainer, electric cooker point with filter hood over, space for fridge/freezer, recessed spotlights and splashback tiling above the worktops.

**Bedroom** 3.70m x 2.58m (12' 2 x 8' 6)

Having windows to two sides, fitted furniture and centre light point.

**Bedroom** 3.35m x 2.32m (11' 0 x 7' 7)

With fitted furniture, centre light point and window to the rear.

### Bathroom

Comprising a panelled bath and over-bath shower, low level wc, pedestal washbasin, ceramic tiling to the walls, centre light point and extractor fan.

## SECOND FLOOR

**Bedroom** 5.12m x 2.57m (16' 10 x 8' 5) (maximum)

Having a dormer and Velux window to the front, centre light point and fitted furniture.

**Bedroom** 3.52m x 3.34m (11' 7 x 10' 11) (maximum)

With a Velux window to the rear, centre light point and fitted furniture.

### Bathroom

Having a white suite comprising a panelled bath with over-bath shower, low level wc, pedestal washbasin, ceramic tiling to the walls, centre light point, extractor fan and Velux window.

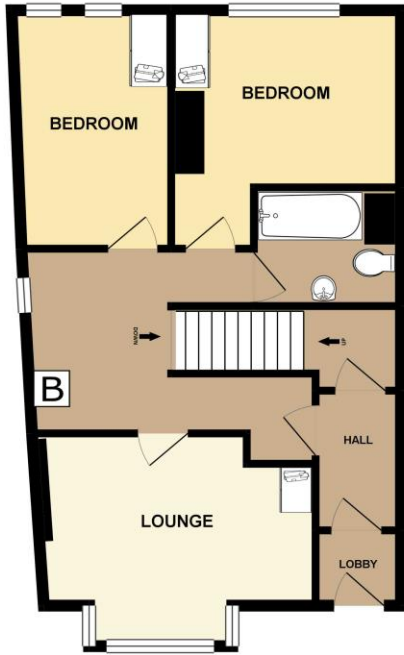
## OUTSIDE

There are small courtyards to the front and rear and plenty of unrestricted on-street parking.

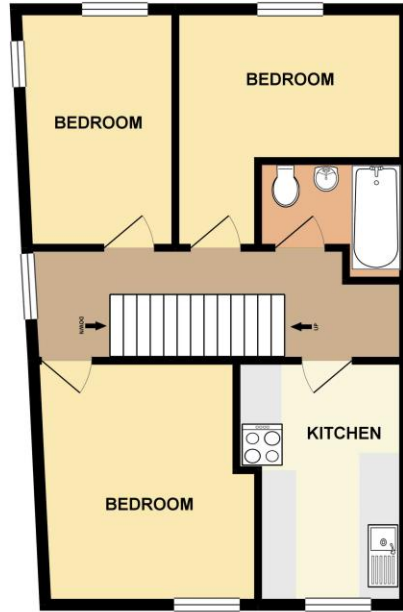




GROUND FLOOR



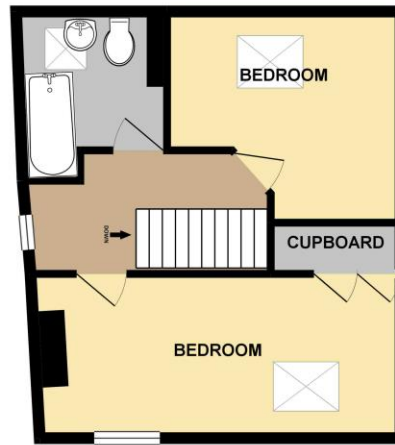
1ST FLOOR



LOWER GROUND FLOOR



2ND FLOOR

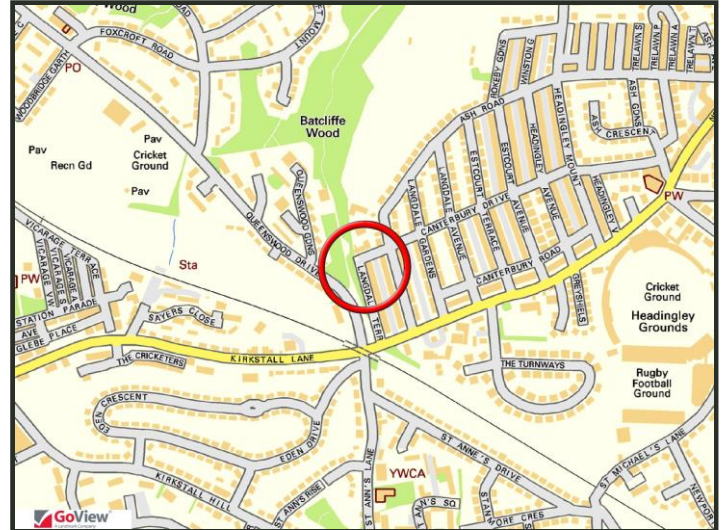
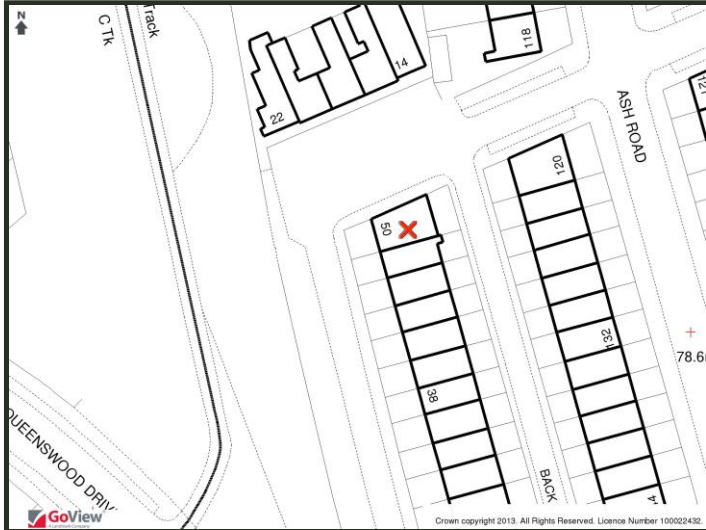


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 at the A660 Otley Road/North Lane traffic lights (by the Kentucky restaurant), proceed along North Lane past the arc bar and Trio restaurants, through the Kirkstall Lane/Cardigan Road traffic lights and continue along Kirkstall Lane with the famous cricket ground on your left. Just before the next set of traffic lights at St Anns Lane/Queenswood Drive, Langdale Terrace can be found on the right-hand side.

**TENURE**

Freehold.

**SERVICES**

Each flat has all mains services connected which 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**

Both flats are currently in 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**

50, Langdale Terrace  
LEEDS  
LS6 3DY

Dwelling type: Ground-floor maisonette  
Date of assessment: 14 April 2009  
Date of certificate: 14 April 2009  
Reference number: 0554-2884-6940-0291-4835  
Total floor area: 93 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(61-80) <b>B</b>	
(69-80) <b>C</b>		(51-60) <b>C</b>	
(55-68) <b>D</b>	59	(38-50) <b>D</b>	59
(39-54) <b>E</b>		(21-36) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	

**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.

**England & Wales** EU Directive 2002/91/EC  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	322 kWh/m <sup>2</sup> per year	268 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5 tonnes per year	4.2 tonnes per year
Lighting	£57 per year	£47 per year
Heating	£691 per year	£591 per year
Hot water	£112 per year	£93 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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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,