



Moore than an
estate agent...



Flat F, 12 Spring Road, Headingley, Leeds, LS6 1AD

Guide Price £189,950

A STUNNING TWO DOUBLE BEDROOM TOP FLOOR FLAT in leafy central Headingley within a short walk of local shops and amenities, and well placed for easy access into Leeds and to the universities. The generously proportioned accommodation features high ceilings, uPVC DOUBLE GLAZING, GAS CENTRAL HEATING, a door entry intercom system and plenty of storage, including a LARGE UTILITY/EAVES ROOM. Access is via a very impressive and well presented communal hallway with an oak staircase complementing all the oak entrance doors. The flat has a lovely reception hall, a bright double aspect open-plan lounge/dining room with original fireplace, a contemporary and extensively fitted breakfast kitchen featuring solid wood worktops with integrated sink and natural travertine stone flooring, a large storage laundry area, generous master bedroom, second double bedroom and a combined bathroom/wc with shower. The gardens and parking areas are maintained by the management company and there is an dedicated off-street parking space. Ideal for first time buyers, investors or parents buying for son or daughter at university. The lease is 999 years with each leaseholder owning a share of the freehold.

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

Flat F, 12 Spring Road, Headingley, Leeds, LS6 1AD

COMMUNAL ENTRANCE HALL

From a covered portico which houses the individual postboxes. The entrance door is oak with deep glazed side panels and there is a door entry intercom telephone system. Within the hallway is a beautiful oak staircase and an oak strip floor.

PRIVATE ENTRANCE HALL

With door intercom phone, oak floor, picture rail, cornice and centre light point. The hall gives access to the living room, bathroom and both bedrooms.

LOUNGE

4.76m x 4.92m (15'7" x 16'1")

Having a period fireplace with living flame gas fire, cornice to ceiling and centre light point, terrestrial and digital TV aerial points, telephone point, windows to two sides and plenty of space for sofas and dining furniture. Access through to the....

DINING KITCHEN

4.76m x 1.81m (15'7" x 5'11")

Comprising a range of contemporary base and wall cupboards with a white gloss finish and having wood block worktops with splash tiling to the walls, incorporating a period-style sink unit and monobloc mixer tap, integrated split level oven and hob with overhead filter chimney, integrated dishwasher and space for fridge/freezer. Travertine floor tiling, space for breakfast/dining furniture and access through to the....

UTILITY/EAVES

5.79m x 1.37m (18'11" x 4'5")

With plumbing for an automatic washing machine, excellent storage with additional access to further attic space and naturally lit with a Velux window.

BEDROOM ONE

4.64m x 3.97m (15'2" x 13'0")

Having a wood floor, period fireplace, cornice and centre light point and a window to the front of the building with a sunny southeast aspect.

BEDROOM TWO

4.64m x 2.28m (15'2" x 7'5") minimum

With wood flooring and a window to the side elevation.

BATHROOM/WC

2.28m x 2.10m (7'5" x 6'10")

Comprising a combined white suite including a panelled bath with plumbed shower and shower screen, pedestal washbasin, low level wc, partial ceramic wall tiling, shaver socket and boiler cupboard housing the Worcester Bosch combi central heating boiler.

OUTSIDE

There are gardens and grounds which are maintained by the leasehold management company and a dedicated parking space for this flat.



SECOND FLOOR

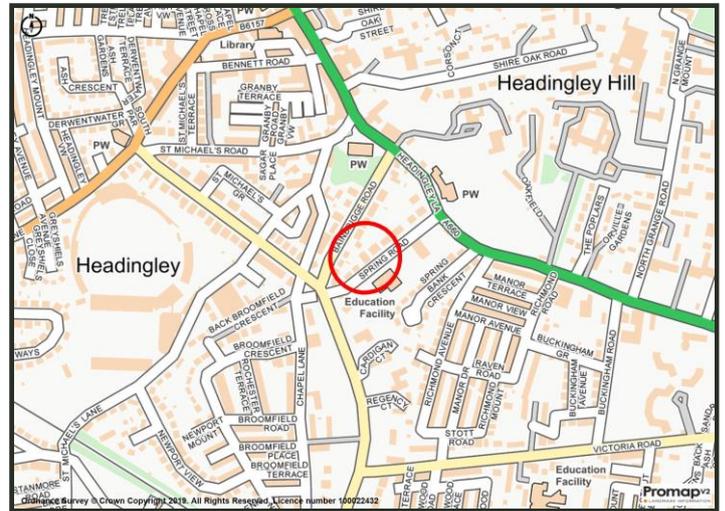


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Moore than an estate agent...



DIRECTIONS

From the centre of Headingley by the Headingley Central shopping parade proceed south along the A660 Otley Road. At the Original Oak and Skyrack pubs, turn right into St Michael's Road and first left down the side of the church along St Michael's Lane (this road narrows before turning to the right). At the next set of traffic lights turn left onto Cardigan Road. Take the second major turning left into Spring Road and this property can be found on the left as you proceed up the hill towards the A660 Headingley Lane. Please note, you cannot turn down Spring Road from Headingley Lane as the top of this road is single file, one way, traffic.

TENURE

Leasehold for a term of 999 years. As the leaseholders each own a share of the freehold there is no ground rent payable. Owning a share of the freehold ensures control of the building remains in the hands of the leaseholders at all times.

SERVICE CHARGE

£100 per calendar month to cover the cleaning and maintenance of communal areas, including communal lighting, servicing of the door entry system, gardening, buildings insurance, external repairs and all other costs associated with running the management company effectively.

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.

SALES PARTICULARS

Version No 2/JM.

Energy Performance Certificate HM Government

Flat F, 12, Spring Road, LEEDS, LS6 1AD

Dwelling type: Top-floor flat
 Date of assessment: 21 February 2017
 Date of certificate: 21 February 2017

Reference number: 8763-7122-5910-2099-8926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 66 m²

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:	£ 3,162
Over 3 years you could save	£ 42

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 144 over 3 years	You could save £ 42 over 3 years
Heating	£ 2,661 over 3 years	£ 2,667 over 3 years	
Hot Water	£ 309 over 3 years	£ 309 over 3 years	
Totals	£ 3,162	£ 3,120	

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)	52	52
E (39-54)		
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 Low energy lighting for all fixed outlets	£10	£ 42

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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,