



Moore than an
estate agent...



1 The Turnways, Headingley, Leeds, LS6 3DT

Offers Over £340,000

A LARGER THAN AVERAGE FOUR BEDROOM SEMI-DETACHED HOUSE in need of some refurbishment following a number of years being rented to students, but offering exceptional family accommodation on one of the large garden plots on this sought-after, tree-lined, family estate. With GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, two bathrooms and a guest wc, a large hallway, two reception rooms, a generous kitchen and a CONSERVATORY, the accommodation is very flexible with obvious further potential. The Turnways is conveniently situated less than ten minutes' walk from the centre of Headingley, a similar distance from Headingley train station and less than three miles from the city centre. The property is offered with IMMEDIATE VACANT POSSESSION and NO CHAIN.

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1 The Turnways, Headingley, Leeds, LS6 3DT

GROUND FLOOR

Entrance Hall

With stairs off to the first floor, cloaks cupboard and giving access to the lounge, dining room and the inner hall.

Lounge 5.10m x 3.72m (16'8" x 12'2")

Having a bow bay to the front.

Dining Room 5.37m x 3.72m (17'7" x 12'2")

With a window to the rear and a rear lobby with direct access out to the garden.

Inner Lobby

Having access to the ground floor bathroom, kitchen and....

Downstairs WC

With a low level wc and washbasin located under the stairs and having an external window.

Downstairs Bathroom 2.75m x 2.41m (9'0" x 7'10")

Comprising a corner shower cubicle, pedestal washbasin, low level wc, partial tiling, extractor fan and access to the....

Boiler Cupboard 2.41m x 0.57m (7'10" x 1'10")

Housing the combi gas central heating boiler and the gas and electric meters.

Kitchen 4.49m x 3.81m (14'8" x 12'5")

Fitted with base and wall cupboards to three sides including an inset stainless steel sink unit and single drainer, integrated oven, hob and filter hood, space for two fridges/freezers, plumbing for washer and access to the....

Conservatory 3.85m x 3.81m (12'7" x 12'5")

With direct garden access.

FIRST FLOOR

Bedroom One 3.77m x 3.11m (12'4" x 10'2")

Having a bow bay to the front and access to the....

Dressing Room 2.36m x 0.90m (7'8" x 2'11")

Featuring a delightful circular window to the front. Please note this room has restricted ceiling height.

Bedroom Two 4.13m x 3.27m (13'6" x 10'8")

Located to the rear with a built-in corner cupboard.

Bedroom Three 2.84m x 2.73m (9'3" x 8'11")

Located to the rear and overlooking the garden.

House Bathroom/WC 2.36m x 2.29m (7'8" x 7'6")

Having a panelled bath, separate shower cubicle with electric shower, pedestal washbasin, low level wc and external side window. Partial ceramic wall tiling.

SECOND FLOOR

Bedroom Four 4.86m x 3.43m (15'11" x 11'3")

With a gable window, modern skylight window and access to the eaves area where there is good storage or a wardrobe/clothes rail area.

OUTSIDE

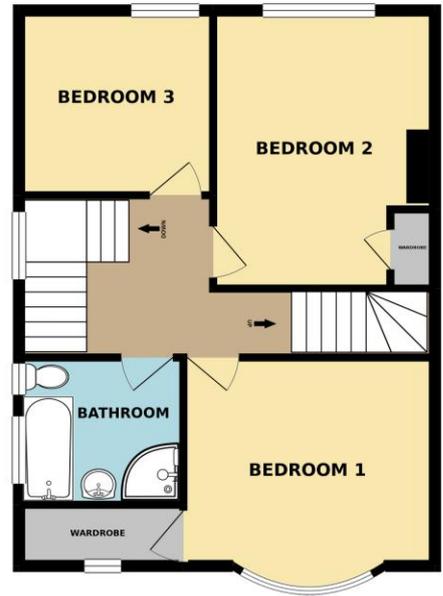
There are generous gardens to three sides with excellent off-street car parking, a carport and lawns to the rear.



GROUND FLOOR



1ST 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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Moore than an estate agent...



DIRECTIONS

From the centre of Headingley by the Headingley Central/Arndale Centre on Otley Road (A660) proceed south towards Leeds and turn right at the traffic lights onto North Lane. Follow North Lane around to the left in front of Headingley Taps public house and the arc bar (on the right). Continue through the traffic lights and continue onto Kirkstall Lane. With the cricket ground on your left, take the turning after the pedestrian crossing into The Turnways where this property is located on the left.

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 E.

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/JM.

Energy Performance Certificate

1, The Turnways, LEEDS, LS6 3DT

Dwelling type: Semi-detached house	Reference number: 8314-6522-5519-5561-9902
Date of assessment: 09 December 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 December 2014	Total floor area: 202 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:	£ 4,692
Over 3 years you could save	£ 846

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 357 over 3 years	£ 267 over 3 years
Heating	£ 3,993 over 3 years	£ 3,237 over 3 years
Hot Water	£ 342 over 3 years	£ 342 over 3 years
Totals	£ 4,692	£ 3,846

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)		
F (21-38)		
G (1-20)		

Current: **68**

Potential: **79**

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 50).

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	£ 393
2 Floor insulation (suspended floor)	£800 - £1,200	£ 183
3 Low energy lighting for all fixed outlets	£25	£ 75

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

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.

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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,