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estate agent...



**5 Northholme Avenue, West Park, Leeds, LS16 5JB**

**Guide Price £435,000**

A well presented FIVE BEDROOM, TWO BATHROOM, FAMILY SEMI situated in a very appealing location in West Park, south of the Leeds Outer Ring Road, opposite St Chad's Primary School and open fields, and within a short walk of the shops, cafés, restaurants, bars and the gym at The Village Hotel. The house has been superbly maintained by the present owners, with some recent upgrades including a WOOD BURNER and BI-FOLD SOLID WOOD DOORS between the lounge, dining area and sitting room, creating a 13m+ family/party area when needed. There is a guest wc off the LARGER THAN AVERAGE ENTRANCE HALL, a breakfast room, four bedrooms on the first floor along with a bathroom and separate wc and a VERY SPACIOUS double bedroom on the second floor with a walk-in wardrobe (restricted height in part), a lovely EN SUITE and three large Velux windows with distant roof-top views.

The driveway is of good width leading to a DOUBLE GARAGE with ELECTRIC DOOR. This is a spacious family home, ready to move into, but with lots of potential should you wish to develop it further. **HIGHLY RECOMMENDED FOR VIEWING.**

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# 5 Northolme Avenue, West Park, Leeds, LS16 5JB

## GROUND FLOOR

### Entrance Porch

Leading through to the....

**Entrance Hall** 4.84m x 3.50m (15'10" x 11'5")

Being wider than the average semi having the staircase leading off to the first floor and with an easy-to-clean laminate floor. There is access to the front sitting room, rear lounge, the breakfast kitchen and....

### Guest WC

With a split level arrangement having a low level wc with adjacent under stairs storage area and a vanity unit and washbasin behind the door.

**Sitting Room** 4.54m x 4.02m (14'10" x 13'2") including the bay

Situated to the front having a lovely wide bay window, a fitted gas fire to a white fire surround with marble back and hearth, cornice to ceiling, centre ceiling light point and bi-folding solid wood doors which open up the....

**Lounge** 4.64m x 3.40m (15'2" x 11'1")

With a wood burning stove recessed into the brick-lined chimney breast. There is ample space for lounge seating, large TV (including TV aerial point) and an open arch to the....

**Dining Room** 3.34m x 2.70m (10'11" x 8'10")

Patio doors open onto the patio and deck, and side windows overlook the driveway and garage access. Velux skylight window allows natural light not only into the dining area but also through into the lounge. Three recessed spotlights and two wall uplighters, one either side of the archway opening to the lounge, provide additional lighting. Wall mounting for TV with connection point.

**Breakfast Kitchen** 4.00m x 3.56m (13'1" x 11'8")

Comprising an extensive range of modern fitted base and wall units with contrasting worktops, splashback tiling and an inset stainless-steel sink unit with single drainer overlooking the rear garden. Five ring gas hob with splashback and stainless steel extractor chimney with integrated lighting, electric under-counter oven, space for fridge/freezer, space for washing machine with plumbing and space for tumble dryer or dishwasher. Side door to the driveway.

## FIRST FLOOR

**Bedroom One** 4.54m x 3.64m (14'10" x 11'11")

With a bay window overlooking the front garden, a range of built-in wardrobes and cupboards with integrated dressing table and drawers.

**Bedroom Two** 4.68m x 3.39m (15'4" x 11'1")

Overlooking the rear garden.

**Bedroom Three** 2.74m x 2.32m (8'11" x 7'7")

With an aspect to the front.

**Bedroom Four** 3.00m x 2.11m (9'10" x 6'11")

To the rear.

### Bathroom

Comprising a panelled bath and shower over, pedestal washbasin, ceramic wall tiling, heated towel rail/radiator and built-in linen cupboard.

### Separate WC

Having a low level suite with ceramic wall tiling.

## SECOND FLOOR

**Attic Bedroom Five** 5.58m x 4.28m (18'3" x 14'0") maximum

Having three large Velux windows with integrated blinds, wall lights and centre light point, eaves access, walk-in wardrobe (2.20m x 1.69m (7'2" x 5'6")) with a Velux window and additional eaves storage (please note restricted ceiling height) and access to the....

**En Suite Bathroom** 2.53m x 2.09m (8'3" x 6'10")

Having a fully tiled walk-in shower cubicle with electric shower, low level wc, pedestal washbasin, partial mosaic wall tiling matching the cubicle, spotlighting, extractor and Velux window.



**OUTSIDE**

There are gardens to the front and rear including lawn, patio/deck with external lighting, mature shrubbery and planting and an external water tap. A good width gated driveway leads down the side of the house to a parking/turning area, and access to the double garage which has a remote controlled electronic roller door, pedestrian door to the side, power and lights.

GROUND FLOOR



1ST FLOOR



2ND FLOOR

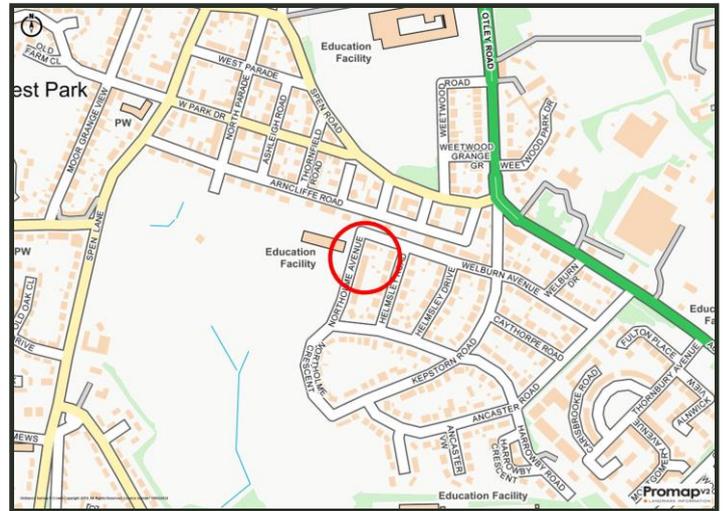
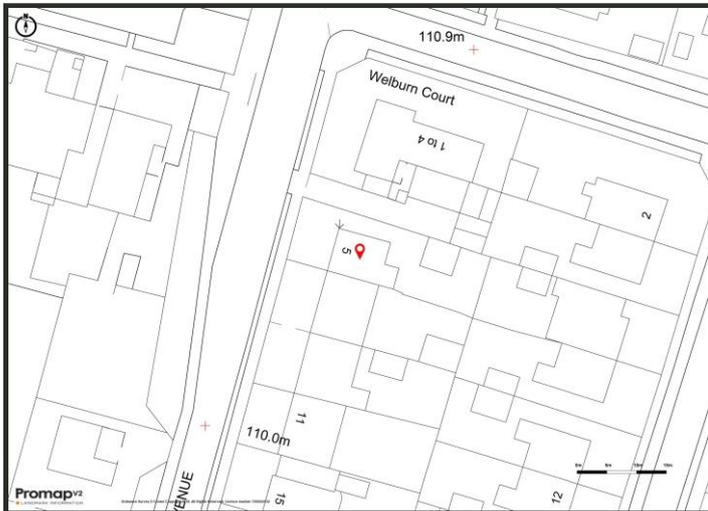


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

From Leeds proceed through Hyde Park and Headingley continuing past St Chad's Church and the Central Park development (opposite Yorkshire Water's Far Headingley site). Just after The Village Hotel (on the right) turn left immediately at the end of the West Park Parade shops into Kepstern Road. First right takes you into Welburn Avenue. At the top of the road follow the road around to the left into Northholme Avenue where property can be found on the left-hand side opposite St Chad's Primary School.

**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** HM Government

5, Northholme Avenue, LEEDS, LS16 5JB

Dwelling type: Semi-detached house Reference number: 9788-5008-6214-9472-5984  
 Date of assessment: 18 April 2012 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 18 April 2012 Total floor area: 157 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:	£ 4,158
Over 3 years you could save	£ 1,485

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 204 over 3 years	You could save £ 1,485 over 3 years
Heating	£ 3,180 over 3 years	£ 2,250 over 3 years	
Hot Water	£ 597 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 4,158</b>	<b>£ 2,673</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**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	59	80
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 Cavity wall insulation	£500 - £1,500	£ 642
2 Increase hot water cylinder insulation	£15 - £30	£ 48
3 Low energy lighting for all fixed outlets	£100	£ 147

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](http://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,