



Newsome Road, Huddersfield, HD4

£110,000

None

Tenure: Leasehold, **Bedrooms:** 2

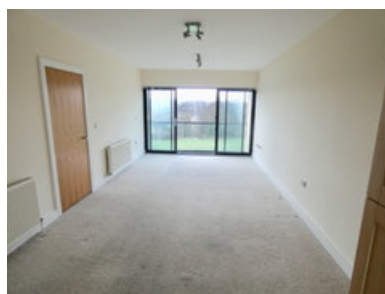
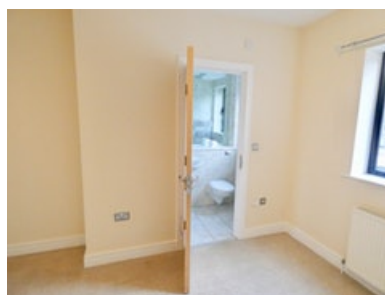
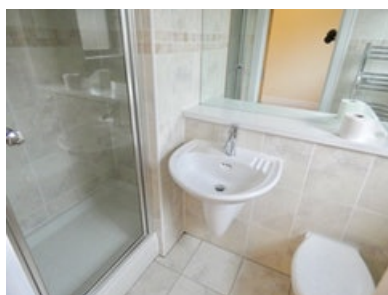
Ideally located for access to Huddersfield town centre and University campus - this 2 bedroom first floor apartment boasts a spacious open-plan living room/kitchen with a balcony, two well proportioned bedrooms one with en-suite shower room and the main bathroom. Offered with no onward chain and vac

Key features:

- Ensuite
- parking
- Two Double bedrooms

Extra info:

- **Property Age:** 13 years
 - **Council Tax:** Band B (£1300.00 per-annum)
 - **Double Glazing:** All
 - **Heating:** Electric
 - **Parking:** Allocated Parking Spot
 - **Lease info:** 984 years remaining
- Ground Rent:** £40.00 per-month
Maintenance: £40.00 per-month
Maintenance Company: PPM



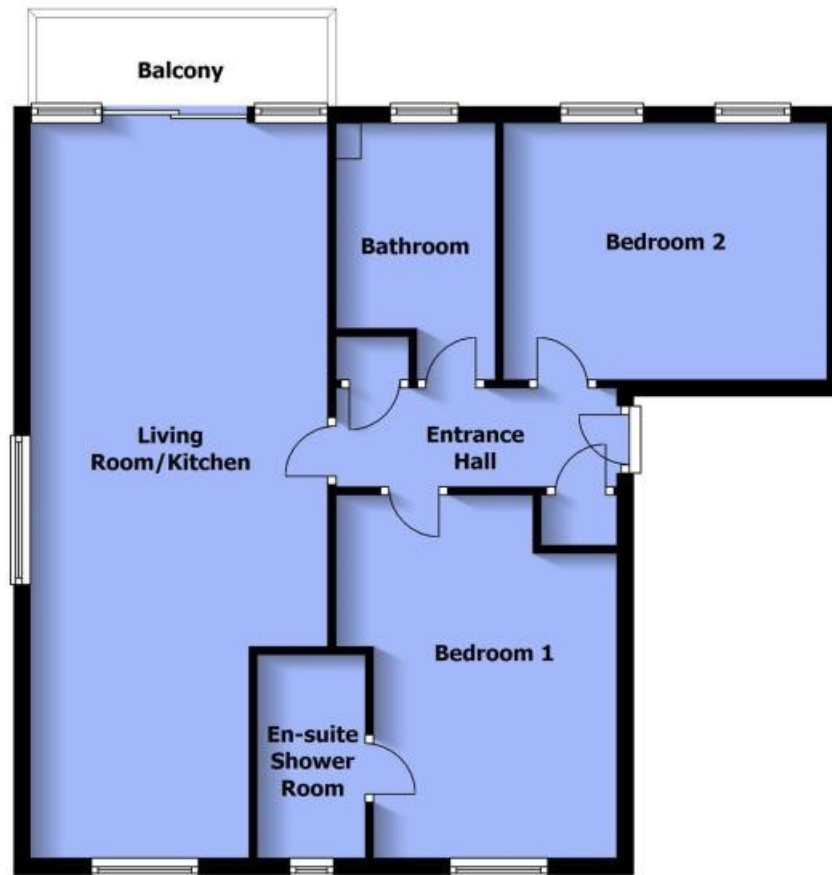
Ideally located for access to Huddersfield town centre and University campus - this 2 bedroom first floor apartment boasts a spacious open-plan living room/kitchen with a balcony, two well proportioned bedrooms one with en-suite shower room and the main bathroom. Offered with no onward chain and vacant possession this property would be ideal for first time buyers, investors or those looking to downsize close to the town centre. An early viewing is highly recommended. EPC - D.

Well placed for access to Huddersfield town centre - providing a wide range of amenities, shops and restaurants. Also conveniently placed for easy access to Huddersfield University.

The property offers well proportioned accommodation throughout and comprises: Entrance Hall, Open-plan Kitchen/Living Room, Balcony, Two Double Bedrooms, En-suite Shower Room and Main Bathroom.

Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate

Apartment 16
71 Newsome Road
HUDDERSFIELD
HD4 5NH

Dwelling type: Mid floor flat
Date of assessment: 29 October 2009
Date of certificate: 29-Oct-2009
Reference number: 2618-3914-6220-6591-2004
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 m²

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 (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(87 - 91) B		
(82 - 86) C		
(77 - 81) D		
(72 - 76) E		
(67 - 71) F		
(62 - 66) G		
Not energy efficient - higher running costs		

85
87

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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(87 - 91) B		
(82 - 86) C		
(77 - 81) D		
(72 - 76) E		
(67 - 71) F		
(62 - 66) G		
Not environmentally friendly - higher CO ₂ emissions		

85
87

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 (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	123 kWh/m ² per year	111 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.1 tonnes per year
Lighting	£55 per year	£34 per year
Heating	£163 per year	£166 per year
Hot water	£98 per year	£98 per year

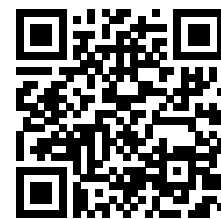
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

Remember to look for the energy saving recommended logo when buying energy-efficient products, it's a quick and easy way to identify the most energy-efficient products on the market.
 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance.

MISREPRESENTATION ACT, 1967.

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