



Rawthorpe Lane, Huddersfield, HD5

£170,000

None

Tenure: Leasehold, **Bedrooms:** 3

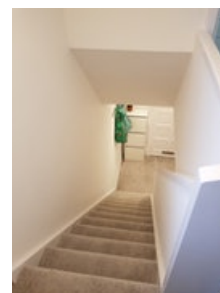
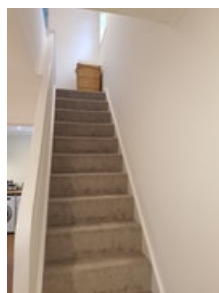
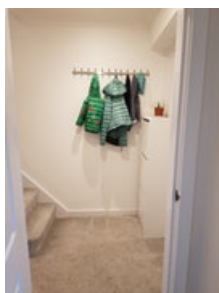
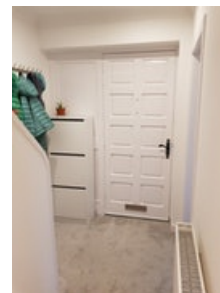
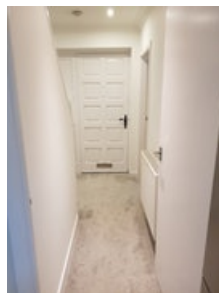
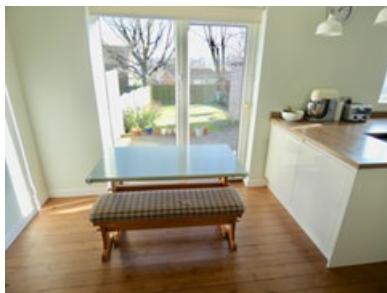
We are pleased to offer the sale of this well presented three bedroom semi detached house which is situated in Dalton, Huddersfield. Ideally located close to all local amenities, shops, schools and main commuter links. Briefly comprising of entrance hall, lounge, dining room and kitchen on

Key features:

- Ideal Family Home
- Fantastic Location Close To Local Amenities
- Great Transport Links
- Spacious Garden
- Driveway & Garage
- Internal Viewing Highly Recommended

Extra info:

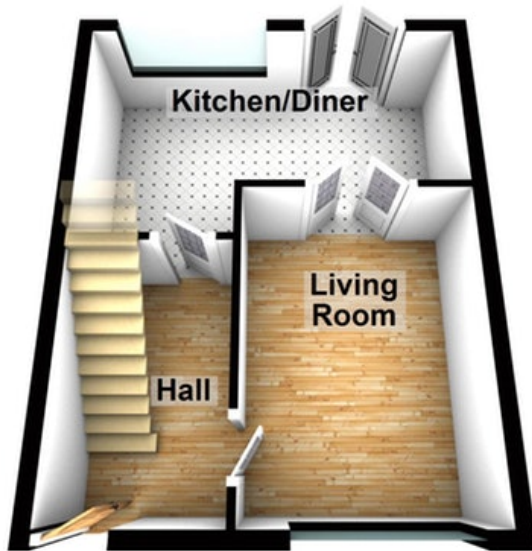
- **Property Age:** 56 years
- **Council Tax:** Band B (£132.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 943 years remaining
Ground Rent: £8.00 per-annum



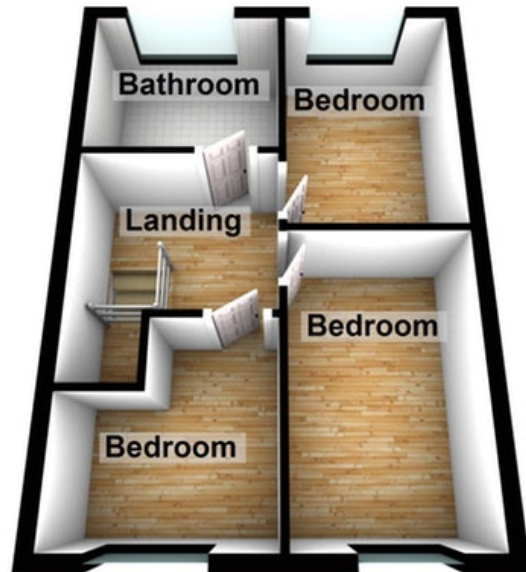
A fantastic semi-detached home situated in Dalton, Huddersfield. Ideally located close to all local amenities, shops, schools and main commuter links. Briefly comprising of entrance hall, lounge, dining room and kitchen on the ground floor. Three bedrooms and a family bathroom on the first floor. The property further benefits from double glazing, central heating and intruder alarm system. Externally there are front and rear gardens with driveway leading to a longer than average single detached garage. Early viewing is highly recommended.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

64, Rawthorpe Lane, HUDDERSFIELD, HD5 9NU

Dwelling type: Semi-detached house	Reference number: 8411-7325-6240-3441-8902
Date of assessment: 09 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 May 2019	Total floor area: 71 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:	£ 1,935
Over 3 years you could save	£ 153

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 153 over 3 years</p> </div>
Heating	£ 1,494 over 3 years	£ 1,428 over 3 years	
Hot Water	£ 279 over 3 years	£ 192 over 3 years	
Totals	£ 1,935	£ 1,782	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current
88

Potential
82

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 Party wall insulation	£300 - £600	£ 66
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 855

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.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

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.

To book a viewing scan this code

To view this property call Housesimple on 0333 103 8390 or visit housesimple.com/property/view/106618