



## Forest Road, Huddersfield, HD5

**£150,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

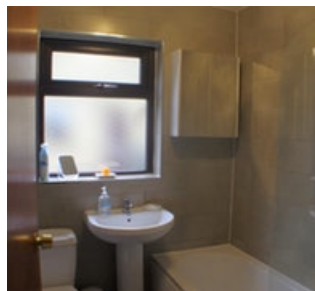
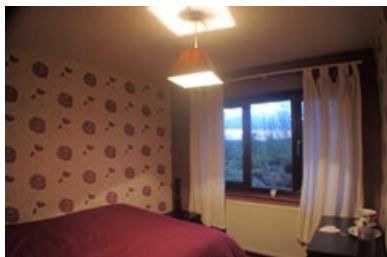
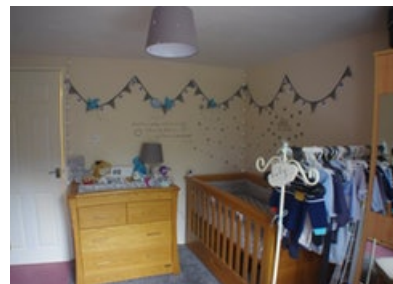
Spacious and appealing three bedroom semi-detached home split over two floors, situated within a popular district close to local amenities, Ravensknowle Park and Huddersfield town centre. Commanding far reaching views at the rear along with a pleasant wooded aspect, the property includes

## Key features:

- Allocated parking
- Three double bedrooms
- Great outlook
- Extended property
- Potential for bigger extension
- No chain

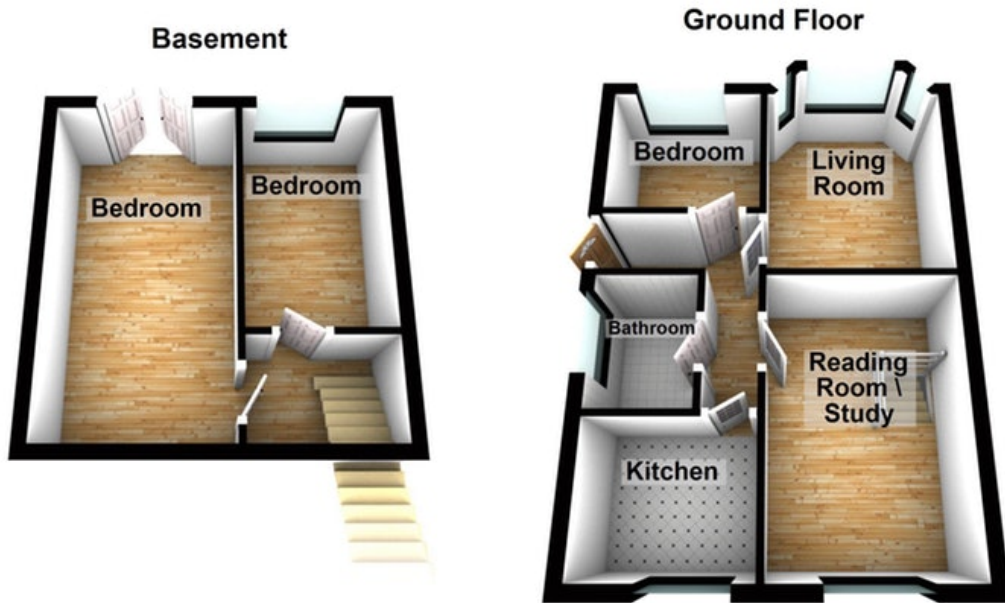
## Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band B (£1057.34 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



Spacious and appealing three bedroom semi-detached home split over two floors, situated within a popular district close to local amenities, Ravensknowle Park and Huddersfield town centre. Commanding far reaching views at the rear along with a pleasant wooded aspect, the property includes gas fired central heating, double glazed windows, briefly comprising: ground floor entrance hall, fitted kitchen, spacious living dining, three bedrooms and contemporary bathroom. To the lower ground floor the master bedroom has doors opening onto a timber decked balcony/patio - in turn having steps down onto additional timber decking and gardens beyond. Beneath the house is a useful store room providing useful space and potential to convert if so desired (subject to necessary approval and consents). Driveway parking to side, plus delightful gardens to front and rear.

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**53, Forest Road, HUDDERSFIELD, HD5 8EU**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9848-4025-6217-4641-0940
<b>Date of assessment:</b> 14 March 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 March 2019	<b>Total floor area:</b> 77 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,755</b>
<b>Over 3 years you could save</b>	<b>£ 219</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 174 over 3 years	£ 174 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 219 over 3 years                 </div>
<b>Heating</b>	£ 1,293 over 3 years	£ 1,164 over 3 years	
<b>Hot Water</b>	£ 288 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 1,755</b>	<b>£ 1,536</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**

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">72</td><td style="text-align: center;">86</td></tr> </table>	Current	Potential	72	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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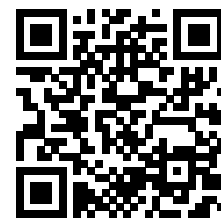
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 129
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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