



Penistone Road, Huddersfield, HD8

£135,000

None

Tenure: Leasehold, **Bedrooms:** 2

Housesimple is delighted to bring to market an attractively presented semi-detached house with modern fitted kitchen, situated in a popular residential area with fields to the rear.

Key features:

- Modern Fitted Kitchen
- Popular Residential Area
- Spacious Lounge
- No Upward Chain
- Two Great Sized Bedrooms
- Ideal For First Time Buyers
- Viewing Highly Recommended

Extra info:

- **Property Age:** 87 years
- **Council Tax:** Band B (£130.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 999 years remaining
Ground Rent: £2.25 per-annum



Housesimple is delighted to bring to mark an attractively presented semi-detached house with modern fitted kitchen, situated in a popular residential area with fields to the rear. The house comprises side entrance lobby, lounge, dining kitchen, 2 good sized bedroom and bathroom. There are gardens to the front and rear. The house has the benefit of a gas central heating system, Upvc double glazing and modern fittings. No upward chain early completion date available.

Lounge

14' (into bay) x 13' (4.27m (into bay) x 3.96m)

With large bay window with open outlook and views, attractive timber fireplace surround with inset living flame effect gas fire and constituted marble hearth, central heating radiator.

Dining Kitchen

13' x 8'10 (3.96m x 2.69m)

Installed recently the kitchen has a sink unit with mixer tap, good range of laminated base units and wall cupboards with wood grain effect worksurfaces, built in oven and 4 ring gas hob, extractor hood over, integrated dishwasher, plumbing for automatic washing machine, cupboard housing the gas combination boiler, window overlooking fields to the rear, open storage area under stairs, central heating radiator.

Landing

With access to part boarded loft, central heating radiator.

Bedroom 1

13' x 12' (3.96m x 3.66m)

A double bedroom with window to the front and open views, central heating radiator.

Bedroom 2

9'1 x 7'5 (2.77m x 2.26m)

With window to the rear overlooking the fields, central heating radiator.

Bathroom

With 3 piece suite in white including close-coupled wc, pedestal with basin, bath comprising separate shower mixer, fully tiled walls and heated towel rail.

Outside

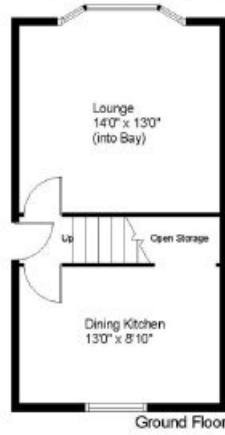
There is a garden to the front with patio, shrubs, bushes and flowerbeds. There is also a garden to the rear with patio seating area and garden area beyond.

Location

The property is located on the A629 Penistone Road between Kirkburton and Shelley (HD8 0PE).

Floor plan:

251 Penistone Road, Kirkburton



Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions are positive in wall, floor, ceiling, floor, appliances and fixtures are all included only.
No responsibility can be accepted in respect of information by 'Plan-It-Design'
© Plan-It-Design
Unauthorised reproduction and/or use
planitdesign@btinternet.com

Energy Performance Certificate:

Energy Performance Certificate

251, Penistone Road, Kirkburton, HUDDERSFIELD, HD8 0PE

Dwelling type: Semi-detached house	Reference number: 9211-2842-7309-9607-1045
Date of assessment: 02 October 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 October 2013	Total floor area: 60 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:	£ 2,346
Over 3 years you could save	£ 849

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	<div style="border: 1px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 849 over 3 years </div>
Heating	£ 1,950 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 270 over 3 years	£ 168 over 3 years	
Totals	£ 2,346	£ 1,497	

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: 0.8em;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center; padding: 2px;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white; text-align: center; padding: 2px;">(81-91) B</td> <td style="background-color: #c4d960; color: white; text-align: center; padding: 2px;">(69-80) C</td> <td style="background-color: #f1c232; color: white; text-align: center; padding: 2px;">(55-68) D</td> <td style="background-color: #f4912f; color: white; text-align: center; padding: 2px;">(39-54) E</td> <td style="background-color: #e3573c; color: white; text-align: center; padding: 2px;">(21-38) F</td> <td style="background-color: #c0392b; color: white; text-align: center; padding: 2px;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: 0.7em; text-align: center;">Not energy efficient - higher running costs</td> </tr> </table> <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 50%; border-right: 1px solid black; text-align: center; padding: 5px;"> <div style="border: 1px solid black; padding: 2px; font-weight: bold; font-size: 1.2em;">58</div> </td> <td style="width: 50%; text-align: center; padding: 5px;"> <div style="border: 1px solid black; padding: 2px; font-weight: bold; font-size: 1.2em;">86</div> </td> </tr> <tr> <td style="text-align: center; font-size: 0.8em;">Current</td> <td style="text-align: center; font-size: 0.8em;">Potential</td> </tr> </table>	(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						<div style="border: 1px solid black; padding: 2px; font-weight: bold; font-size: 1.2em;">58</div>	<div style="border: 1px solid black; padding: 2px; font-weight: bold; font-size: 1.2em;">86</div>	Current	Potential	<p style="font-size: 0.8em;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em;">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>
(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																		
<div style="border: 1px solid black; padding: 2px; font-weight: bold; font-size: 1.2em;">58</div>	<div style="border: 1px solid black; padding: 2px; font-weight: bold; font-size: 1.2em;">86</div>																	
Current	Potential																	

Top actions you can take to save money and make your home more efficient

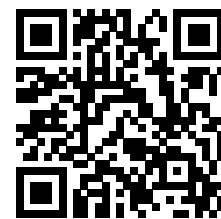
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 483
2 Floor Insulation	£800 - £1,200	£ 117
3 Heating controls (room thermostat)	£350 - £450	£ 63

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.

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