



## Lees Close, Huddersfield, HD5

**£105,000**

Offers in Excess of

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

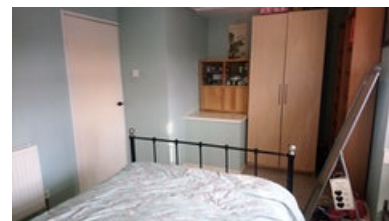
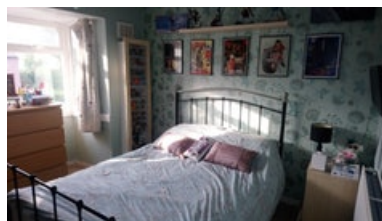
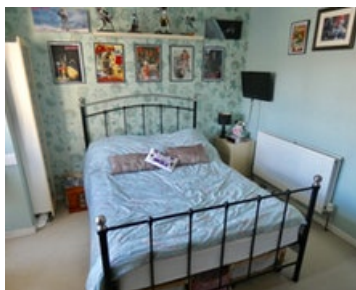
\*\* RECENTLY REDUCED - MOTIVATED VENDOR - INTERNAL VIEWING HIGHLY RECOMMENDED - PERFECT FIRST TIME BUYER HOME \*\* Housesimple are delighted to offer this beautiful 3 bed semi-detached home uniquely occupying corner plot ub a quiet cul-de-sac. Comprising of entrance

## Key features:

- 3 bed semi-detached family home
- Unique corner plot
- Enclosed front & rear gardens
- Tiled family bathroom
- New boiler
- Large kitchen / diner
- Spacious lounge
- Quiet cul-de-sac
- Catchment area for schools
- Great acces to shops - amenities & local community centre
- INTERNAL VIEWING HIGHLY RECOMMENDED
- PERFECT FIRST TIME BUYER HOME
- MOTIVATED VENDOR
- RECENTLY REDUCED
- NO ONWARD CHAIN

## Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band A (£906.29 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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Housesimple are delighted to offer this beautiful 3 bed semi-detached home uniquely occupying a corner plot on a quiet cul-de-sac.

## **INTERIOR**

### **GROUND FLOOR**

Entrance Hall Leading to

**Living Room** (4.58m x 3.28m) (Plus Bay window)

**Kitchen** (3.57m X 3.16m) with larder style cupboard and understair storage, with adjoining **Utility Room** (3.16m x 2.11m) with recently installed central heating boiler

### **FIRST FLOOR**

Large landing with storage cupboard, leads to

**Main bedroom** (4.24m x 2.82m) Plus Bay Window, with access to boarded Loft

**Bedroom 2** (3.08m x 2.19m) (Plus Room Length Storage Cupboard),

**Bedroom 3** (3.08m x 2.03m)

**Bathroom** (1.93m x 1.66m)

## **EXTERIOR**

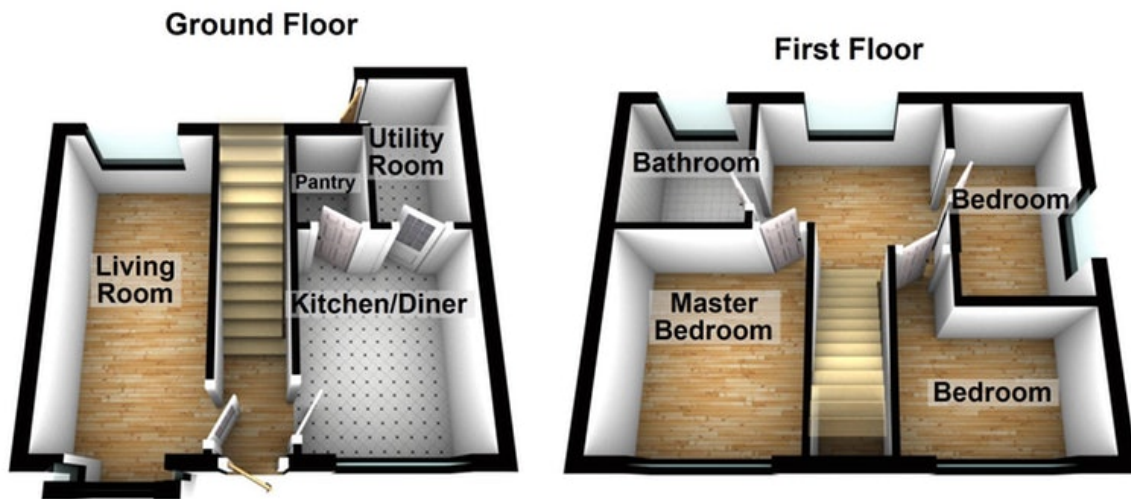
Front Garden - Low maintenance gravelled area leading up to the house

Rear Garden - Surprisingly Large, offering huge potential, enclosed with secured gate, large shed and outside storage cupboard.

Located within catchment of most of the popular schools for the area & walking distance to shops and local amenities and bus routes.

**\*\* DO NOT MISS OUT ON THE OPPORTUNITY TO VIEW THIS PROPERTY - PLEASE CALL US! \*\***

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**31, Lees Close, HUDDERSFIELD, HD5 9TX**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9928-3048-6261-4364-7944
<b>Date of assessment:</b> 12 September 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 16 September 2014	<b>Total floor area:</b> 89 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>£ 3,306</b>
<b>Over 3 years you could save</b>	<b>£ 345</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 285 over 3 years	£ 162 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 345 over 3 years                 </div>
<b>Heating</b>	£ 2,712 over 3 years	£ 2,580 over 3 years	
<b>Hot Water</b>	£ 309 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,306</b>	<b>£ 2,961</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

Very energy efficient - lower running costs (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> Not energy efficient - higher running costs	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: yellow;">57</td> <td style="font-size: 2em; color: green;">71</td> </tr> </table>	Current	Potential	57	71	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.
Current	Potential					
57	71					

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

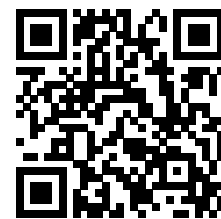
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 146
2 Low energy lighting for all fixed outlets	£30	£ 106
3 Solar water heating	£4,000 - £6,000	£ 89

See page 3 for a full list of recommendations for this property.

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.

### MISREPRESENTATION ACT, 1967.

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