



Newbury Walk, Huddersfield, HD5

£150,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

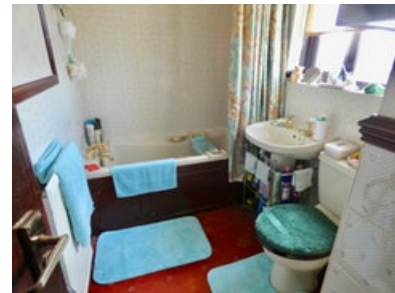
Housesimple is delighted to bring to market this stunning 2 bedroomed end town house is positioned towards the head of the cul-de-sac with private driveway. The property is located in Kirkheaton where there is readily available access to Mirfield train station, making commuting to Leeds and Man

Key features:

- Two bedrooms
- Garden
- Driveway
- Conservatory

Extra info:

- **Property Age:** 28 years
- **Council Tax:** Band B (£1057.34 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



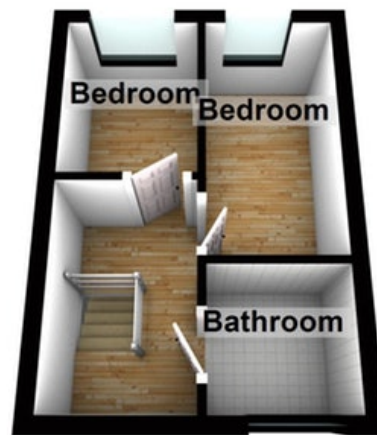
Housesimple is delighted to bring to the market this stunning 2 bedroomed end town house is positioned towards the head of the cul-de-sac with private driveway. The property is located in Kirkheaton where there is readily available access to Mirfield train station, making commuting to Leeds and Manchester possible, along with amenities in the village itself including shops, schools and doctors, making this an ideal purchase for the professional couple or for those downsizing. Internally the property benefits from a modern fitted kitchen and bathroom, 1 double bedroom and a 2nd single room as well as a gas fired central heating system. Externally there is a private driveway and an enclosed rear garden. The accommodation comprises:- lounge, kitchen and large conservatory, 2 bedrooms and bathroom.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

11, Newbury Walk, Kirkheaton, HUDDERSFIELD, HD5 0LQ

Dwelling type: end-terrace house	Reference number: 0961-2832-7042-9701-5571
Date of assessment: 02 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 April 2019	Total floor area: 58 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:	£ 1,959
Over 3 years you could save	£ 486

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 135 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 £ 486 over 3 years</p> </div>
Heating	£ 1,446 over 3 years	£ 1,167 over 3 years	
Hot Water	£ 321 over 3 years	£ 171 over 3 years	
Totals	£ 1,959	£ 1,473	

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: 0.7em;">Very energy efficient - lower running costs</p> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">63</td> <td style="text-align: center;">85</td> </tr> </tbody> </table> <p style="font-size: 0.7em;">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.</p>	Current	Potential	63	85
Current	Potential				
63	85				

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	£ 111
2 Low energy lighting for all fixed outlets	£15	£ 48
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 243

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 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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MISREPRESENTATION ACT, 1967.

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