



## Shire Close, Bradford, BD6

**£170,000**

None

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

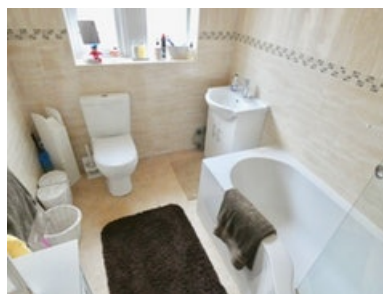
We are delighted to offer for sale this spacious and well presented, detached "true" bungalow, situated in a cul-de-sac location. The accommodation provides 3 double bedrooms, the master bedroom having a comprehensive range of fitted wardrobes, a fully tiled house bathroom with a mo

## Key features:

- Spacious detached "True" bungalow
- 3 bedrooms
- Master bedroom with fitted wardrobes
- Fully tiled house bathroom with a modern white suite
- Spacious through lounge with bay window
- Comprehensively fitted kitchen
- Gas central heating and double glazing
- Entrance hall
- Detached brick built garage
- Driveway for 3 cars

## Extra info:

- **Property Age:** 22 years
- **Council Tax:** Band C (£1458.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



We are delighted to offer for sale this spacious and well presented, detached "true" bungalow, situated in a cul-de-sac location.

The accommodation provides 3 bedrooms, the master bedroom having a comprehensive range of fitted wardrobes, a fully tiled house bathroom with a modern white suite, a spacious bay fronted through lounge diner with a feature fireplace and a modern fitted kitchen.

The interior also benefits gas central heating and double glazing.

Externally the property provides a spacious front garden and a secluded rear garden with a sunny aspect. To the side a detached brick built garage and a driveway giving off street parking for 3 cars.

An internal viewing is highly recommended !

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**10, Shire Close, BRADFORD, BD6 2ED**

<b>Dwelling type:</b> Detached bungalow	<b>Reference number:</b> 9758-6093-6214-4691-1954
<b>Date of assessment:</b> 15 April 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 15 April 2019	<b>Total floor area:</b> 71 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>£ 2,430</b>
<b>Over 3 years you could save</b>	<b>£ 633</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 243 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 £ 633 over 3 years                 </div>
<b>Heating</b>	£ 1,845 over 3 years	£ 1,431 over 3 years	
<b>Hot Water</b>	£ 342 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 2,430</b>	<b>£ 1,797</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> <td style="border-right: 1px solid black; padding: 5px;">Current</td> <td style="padding: 5px;">Potential</td> </tr> <tr> <td style="border-right: 1px solid black; text-align: center; padding: 5px;">64</td> <td style="text-align: center; padding: 5px;">84</td> </tr> </table>	Current	Potential	64	84	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					
64	84					

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	£ 144
2 Low energy lighting for all fixed outlets	£20	£ 57
3 Heating controls (room thermostat)	£350 - £450	£ 96

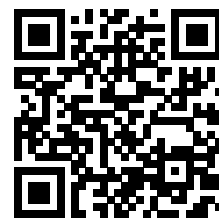
See page 3 for a full list of recommendations for this property.

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.

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