



## Fountain Street, Hyde, SK14

**£125,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 2

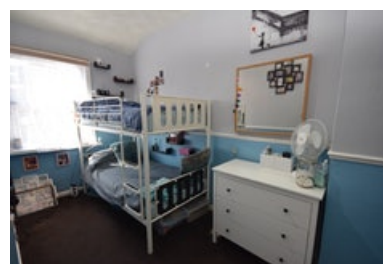
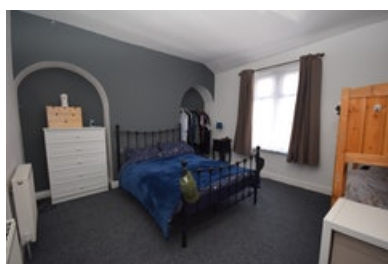
Housesimple is offering this superb two bedroom terraced property in this popular location benefiting from its proximity to local amenities, transport links, and schools. On entering the property you notice that it is very good condition and this continues throughout. The front living room has

### Key features:

- Two Bedrooms Plus Study / Playroom / Guest Room
- Well Presented
- South Facing Courtyard Garden
- Good Transport Links
- Spacious Master Bedroom

## Extra info:

- **Property Age:** 149 years
- **Council Tax:** Band A (£89.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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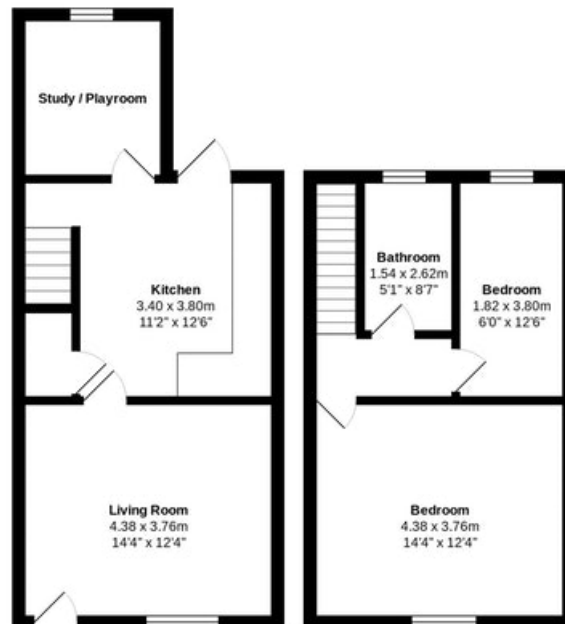
On entering the property you notice that it is very good condition and this continues throughout. The front living room has had the old inglenook fireplace restored and a high specification multi fuel stove fitted, ideal for the colder winter months. To the rear of the downstairs is a light and bright kitchen diner which has a glazed door leading out into the courtyard garden, ideal for a BBQ in the summer months. Attractive log store and coal bunker in rear yard. To the rear of the kitchen is an extension housing an extra room which could be used as a guest bedroom, study or playroom. Upstairs there is a family bathroom plus two good sized bedrooms.

Top of the range combi boiler fitted 3 years ago

Rooves to property renewed 5 years ago - New batons,felt , re - slated and attic fully insulated, new easy access loft hatch

This home is in great condition and ready for any new owner to move straight in. Call or click to book a viewing.

## Floor plan:



Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Energy Performance Certificate:

Energy Performance Certificate

62, Fountain Street  
HYDE  
SK14 2PS

Dwelling type: Mid-terrace house  
Date of assessment: 03 June 2010  
Date of certificate: 03 June 2010  
Reference number: 0978-4041-6236-7860-6994  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 75 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating

	Current	Potential
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>	69	74
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

**England & Wales**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	248 kWh/m <sup>2</sup> per year	218 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.1 tonnes per year	2.7 tonnes per year
Lighting	£69 per year	£39 per year
Heating	£469 per year	£437 per year
Hot water	£104 per year	£93 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

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