



Meadow View, Keighley, BD22

£175,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

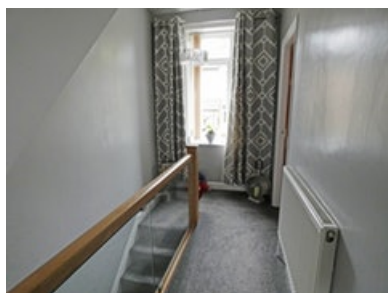
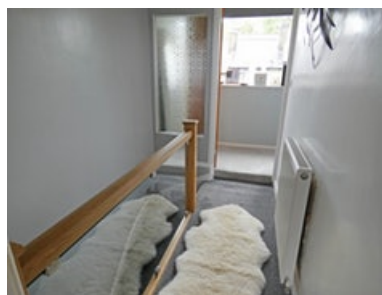
Housesimple are pleased to offer for sale this delightful mid terrace property situated in this popular residential area on the outskirts of Oakworth. With gas fired central heating system, double glazing. Comprising lounge, dining kitchen, three bedrooms, bathroom. Viewing highly recommended.

Key features:

- Wonderful Family Home
- Over Three Floors
- Close to Local Amenities
- Well Presented
- Viewings Highly Recommended
- Good Size Bedrooms
- Master bedroom with en-suite
- This home has been completed to a high standard

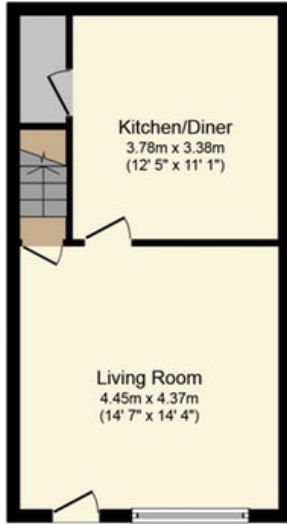
Extra info:

- **Property Age:** 97 years
- **Council Tax:** Band B (£1212.46 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



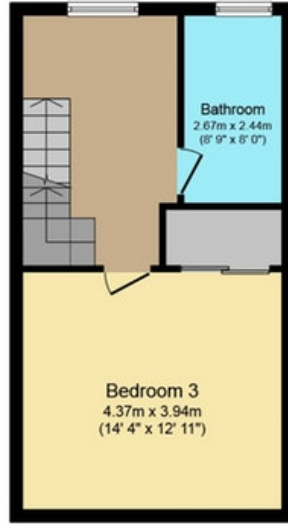
Housesimple are pleased to offer for sale this delightful mid terrace property situated in this popular residential area on the outskirts of Oakworth. With gas fired central heating system, double glazing. Comprising lounge, dining kitchen, three bedrooms, bathroom. Viewing highly recommended. This home has been completed to a high standard with a beautiful fitted Kitchen. The master bedroom benefits from an en-suite. This home is ready to move straight into and you will not be disappointed with the standard of this home.

Floor plan:



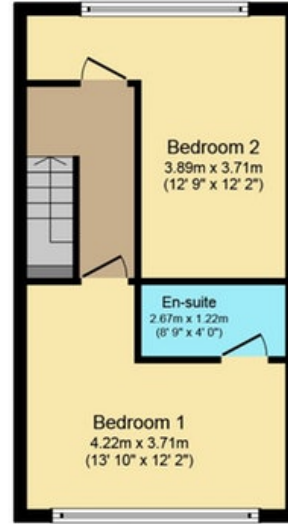
Ground Floor

Floor area 36.4 sq. m. (392 sq. ft.) approx



First Floor

Floor area 36.4 sq. m. (392 sq. ft.) approx



Second Floor

Floor area 36.4 sq. m. (392 sq. ft.) approx

Total floor area 109.2 sq. m. (1,175 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

6, Meadow View, Oakworth, KEIGHLEY, BD22 7RW

Dwelling type: Mid-terrace house	Reference number: 0528-7091-7206-6541-9930
Date of assessment: 02 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 June 2019	Total floor area: 99 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:	£ 4,017
Over 3 years you could save	£ 1,314

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 207 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,314 over 3 years </div>
Heating	£ 3,324 over 3 years	£ 2,304 over 3 years	
Hot Water	£ 279 over 3 years	£ 192 over 3 years	
Totals	£ 4,017	£ 2,703	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #800000; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th></tr> <tr><td style="text-align: center;">55</td></tr> </table>	Current	55	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Potential</th></tr> <tr><td style="text-align: center;">73</td></tr> </table>	Potential	73	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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>
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73														

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 732
2 Internal or external wall insulation	£4,000 - £14,000	£ 315
3 Low energy lighting for all fixed outlets	£80	£ 180

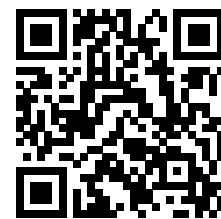
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. 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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To book a viewing scan this code