



Goldington Avenue, Huddersfield, HD3

£190,000

None

Tenure: Freehold, **Bedrooms:** 3

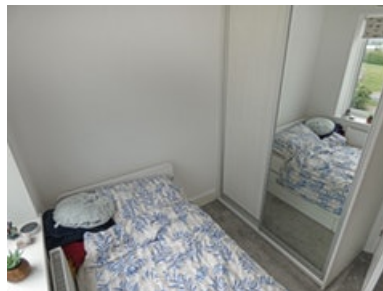
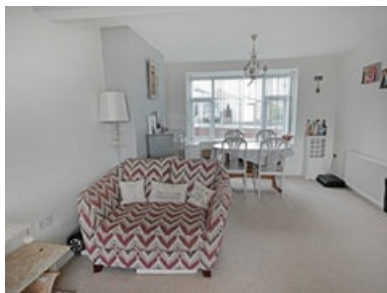
Having far reaching views to the rear, the property boasts a well proportioned rear garden ideal for a young or growing family. This 3 bedrooomed semi-detached property has the advantage of uPVC double glazed windows, a gas fired central heating system, garage and driveway. Being located ideally for

Key features:

- Beautifully Presented
- Ideal Family Home
- Modern Fixtures and Fittings
- Good Access to Motorway Networks
- Great views
- Viewings Highly Recommended

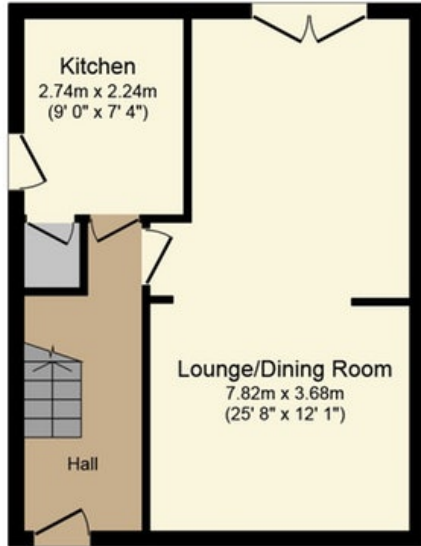
Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1247.34 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



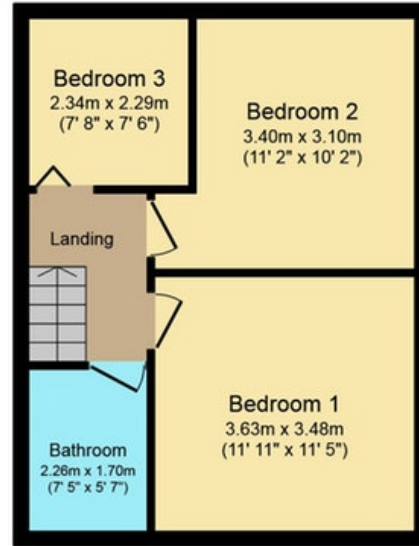
Having far reaching views to the rear, the property boasts a well proportioned rear garden ideal for a young or growing family. This 3 bedroomed semi-detached property has the advantage of uPVC double glazed windows, a gas fired central heating system, garage and driveway. Being located ideally for local schools and amenities and also having readily available access to the M62 motorway network making commuting to Manchester and Leeds possible. The accommodation comprises - entrance hall, lounge, dining room, kitchen, 3 first floor bedrooms and bathroom.

Floor plan:



Ground Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx



First Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx

Total floor area 78.0 sq. m. (840 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

61, Goldington Avenue,
HUDDERSFIELD,
HD3 3PU

Dwelling type: Semi-detached house
Date of assessment: 12 January 2011
Date of certificate: 12 January 2011
Reference number: 9628-7057-6209-8129-7980
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(93-100) A			
(81-92) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	70	74	

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	70

England & Wales EU Directive 2002/91/EC

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 this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	238 kWh/m ² per year	209 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	2.7 tonnes per year
Lighting	£78 per year	£42 per year
Heating	£490 per year	£461 per year
Hot water	£115 per year	£100 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.

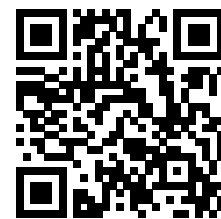
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

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MISREPRESENTATION ACT, 1967.

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