



Lower Edge Road, Brighouse, HD6

£100,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

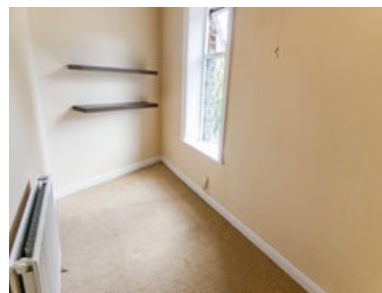
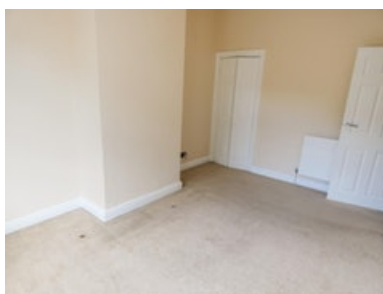
This stone built through terraced house offers two bedroomed accommodation, together with gardens to front and rear. The property would make a good investment and benefits of gas fired central heating, uPVC double glazing and an alarm. Priced to sell its ideal purchase for a first-time buyer and is

Key features:

- Ideal Investment Property
- Two Bedroom Terrace
- Viewings Highly Recommended
- Close to local amenities
- Off Street Parking
- Garden

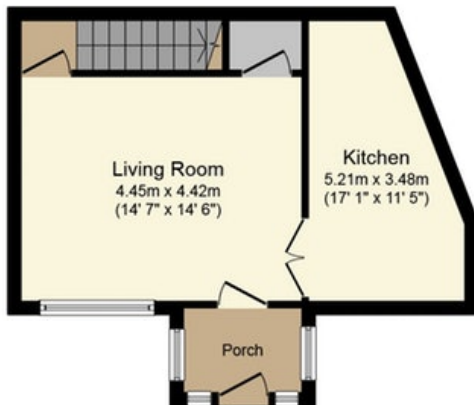
Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band A (£1114.27 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



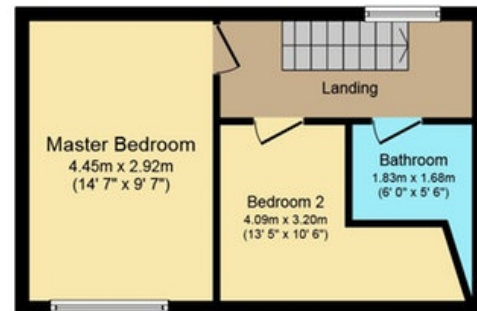
This stone built through terraced house offers two bedroomed accommodation, together with gardens to front and rear. The property would make a good investment and benefits of gas fired central heating, uPVC double glazing and an alarm. Priced to sell its ideal purchase for a first-time buyer and is a pleasant location with easy access to Brighouse, Elland and Huddersfield. The property benefits from Off street parking.

Floor plan:



Ground Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx



First Floor

Floor area 31.0 sq. m. (334 sq. ft.) approx

Total floor area 63.0 sq. m. (678 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

18, Lower Edge Road, BRIGHOUSE, HD6 3NT

Dwelling type: End-terrace house	Reference number: 9158-3061-7235-2634-2980
Date of assessment: 15 May 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 May 2014	Total floor area: 67 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:	£ 3,456
Over 3 years you could save	£ 1,272

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,272 over 3 years </div>
Heating	£ 3,027 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 270 over 3 years	£ 189 over 3 years	
Totals	£ 3,456	£ 2,184	

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> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #4f81bd; color: white;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em;">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 style="font-size: 0.6em;">Current</th> <th style="font-size: 0.6em;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">45</td> <td style="text-align: center; font-size: 1.5em;">77</td> </tr> </table>	Current	Potential	45	77	<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>
(92 plus) A													
(81-91) B													
(69-80) C													
(55-68) D													
(39-54) E													
(21-38) F													
(1-20) G													
Current	Potential												
45	77												

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 912
2 Floor Insulation	£800 - £1,200	£ 99
3 Solar water heating	£4,000 - £6,000	£ 81

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.

To book a viewing scan this code

To view this property call Housesimple on 0333 103 8390 or visit housesimple.com/property/view/112940