



Southmere Oval, Bradford, BD7

£160,000

None

Tenure: Freehold, **Bedrooms:** 3

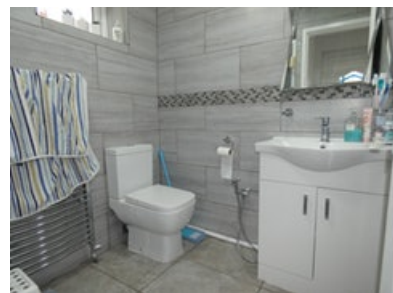
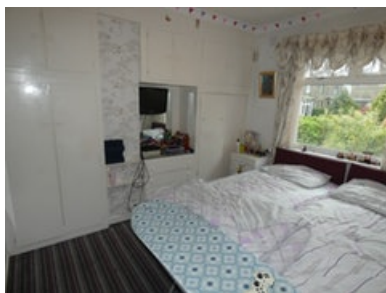
Housesimple are pleased to present this THREE BEDROOM SEMI DETACHED house for sale on Southmere Oval, Bradford, BD7 4HS. Benefitting from a huge rear extension, the property also has a LARGE MODERN KITCHEN, TWO LOUNGES, TWO BATHROOMS and a FRONT DRIVEWAY! This property would be a perfect purchase fo

Key features:

- THREE BEDROOM SEMI DETACHED
- LARGE MODERN KITCHEN
- TWO LOUNGES
- TWO BATHROOMS
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band B (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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In brief, the property is set over two floors with the Ground Floor comprising of the Entrance Hall, Front Lounge, Second Lounge / Dining Room, Kitchen and Second House Bathroom. The first floor includes the Master Bedroom, Second Bedroom, Third Bedroom and House Bathroom. Overall, the property is in a ready to move into condition but with some simple decoration, you could easily make this property your own!

The loft is fully boarded and has a sky window.

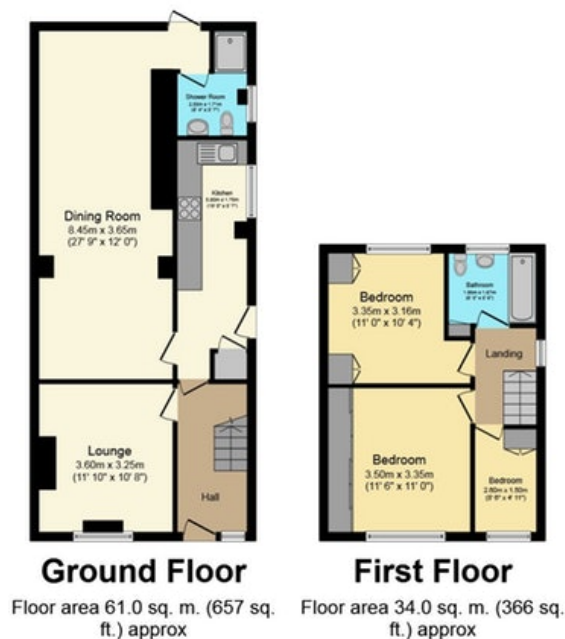
There is a single garage to the side the side of the property.

All room sizes can be found on the floorplan provided. Please note, this is to be used as a guide only.

Located just off Moore Avenue, the property has useful transport links onto Great Horton Road, Cross Lane and Beacon Road. Various bus stops can be found within walking distance of the property and the closest train station would be Bradford Interchange, BD1 1TU (2.9 miles). A selection of schools can also be found a short commute away as well as other local amenities such as Bars, Pubs, Restaurants, Post Office, Chemist, Activity Clubs, Supermarkets, Off Licences and many more!

For any further information or to arrange a viewing then please contact Housesimple.

Floor plan:



Total floor area 95.0 sq. m. (1,023 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

53, Southmere Oval, BRADFORD, BD7 4HS

Dwelling type: Semi-detached house	Reference number: 8421-7325-6520-4434-0906
Date of assessment: 04 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 May 2019	Total floor area: 92 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:	£ 2,535
Over 3 years you could save	£ 225

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 225 over 3 years </div>
Heating	£ 2,034 over 3 years	£ 1,896 over 3 years	
Hot Water	£ 270 over 3 years	£ 183 over 3 years	
Totals	£ 2,535	£ 2,310	

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; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">B</td> <td style="background-color: #ffc107; color: white;">C</td> <td style="background-color: #ffc107; color: white;">D</td> <td style="background-color: #ffc107; color: white;">E</td> <td style="background-color: #ffc107; color: white;">F</td> <td style="background-color: #e91e63; color: white;">G</td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	B	C	D	E	F	G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">69</td> <td style="text-align: center; font-size: 2em;">81</td> </tr> </table>	Current	Potential	69	81	<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	B	C	D	E	F	G							
Current	Potential												
69	81												

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	£ 138
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 849

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.

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MISREPRESENTATION ACT, 1967.

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