



Tanfield Road, Huddersfield, HD1

£70,000

None

Tenure: Freehold, **Bedrooms:** 3

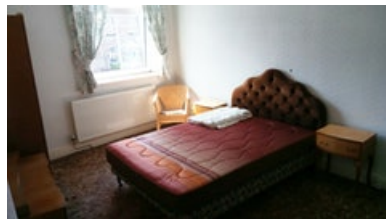
** AN EARLY VIEWING IS ESSENTIAL ** VERY POPULAR LOCATION ** CLOSE TO TOWN CENTRE ** THREE BEDROOMS ** SOME UPDATING REQUIRED ** NO UPPER CHAIN ** An early viewing is essential as this property will soon be snapped up, a generous sized three bedroom back to back terrace house in a popular loca

Key features:

- No Chain
- Ideal Investors Property
- Needs Some Modernisation
- Viewings essential
- Close to local amenities
- Priced to Sell

Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band A (£906.29 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



**** AN EARLY VIEWING IS ESSENTIAL ** VERY POPULAR LOCATION ** CLOSE TO TOWN CENTRE ** THREE BEDROOMS ** SOME UPDATING REQUIRED ** NO UPPER CHAIN **** An early viewing is essential as this property will soon be snapped up, a generous sized three bedroom back to back terrace house in a popular location close to the town centre. The property has the benefit of Upvc double glazing throughout & gas central heating. Some updating is required to bring it upto a modern standard, which has been reflected in the price.

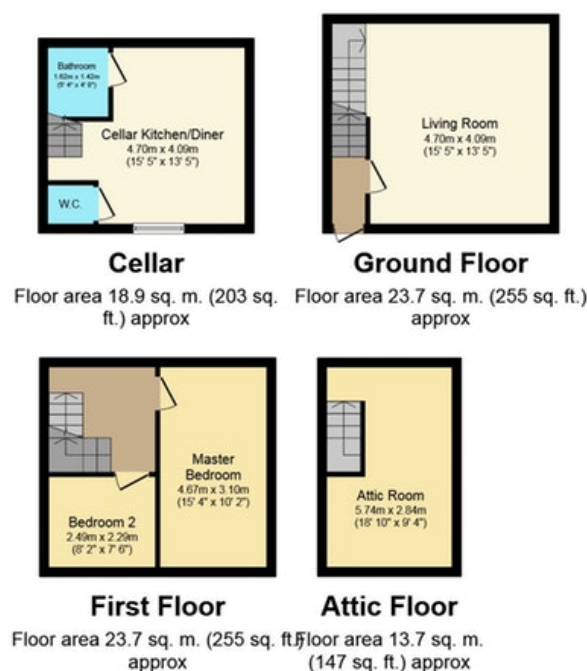
The accommodation briefly comprises fo the following:

- **Ground floor** - entrance hall leading to lounge with gas fire.
- **Lower ground** (accessed from lounge or external steps) - Kitchen, seperate WC and Bathroom with gas fire. Leading out to upvc double glazed porch and external steps to garden.
- **First floor** - one double bedroom with fire place and a single bedroom.
- **2nd floor Attic room** - provides another double bedroom accessed via staircase with velux window.
- Enclosed gardens to the front.
- Property can be accessed by ground floor front entrance into hall or lower ground floor entrance via external steps into Kitchen.
- The property also benefits from an outside storage space, down the side of the property, with locked access.

Property is in very good overall condition, just in need of moderisation and would make perfect family home in a good location close to local amenities and schools

- **The owner runs an established local architectural design firm, so can advise on potential options for re-configuring the property to suit your needs and can offer his services as part of the sale if required.**

Floor plan:



Total floor area 80.0 sq. m. (861 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

55, Tanfield Road, HUDDERSFIELD, HD1 5HD

Dwelling type: End-terrace house	Reference number: 9017-2859-7492-9907-3171
Date of assessment: 01 November 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 November 2013	Total floor area: 82 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:	£ 4,011
Over 3 years you could save	£ 1,611

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 144 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 1,611 over 3 years </div>
Heating	£ 3,408 over 3 years	£ 2,058 over 3 years	
Hot Water	£ 345 over 3 years	£ 198 over 3 years	
Totals	£ 4,011	£ 2,400	

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> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <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: 24px;">41</td> <td style="text-align: center; font-size: 24px;">75</td> </tr> </table>	Current	Potential	41	75	<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>
Current	Potential					
41	75					

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	£ 849
2 Low energy lighting for all fixed outlets	£40	£ 96
3 Heating controls (room thermostat)	£350 - £450	£ 150

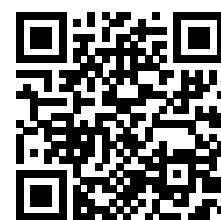
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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To book a viewing scan this code