



South Edge, Keighley, BD20

£140,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

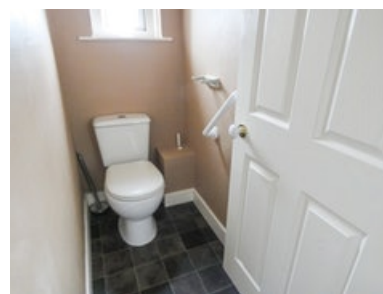
This well cared for three bedrooms semi detached house is located at the head of a cul-de-sac in this popular Broadlands area of Keighley, with gardens to three sides, detached garage and offers scope for some updating. The accommodation with double glazing and gas fired central heating comprises- e

Key features:

- Wonderful Family Home
- Three Bedroom Semi Detached
- Quite Cul-de-sac
- Gardens to 3 sides
- Off street Parking
- Close to local amenities

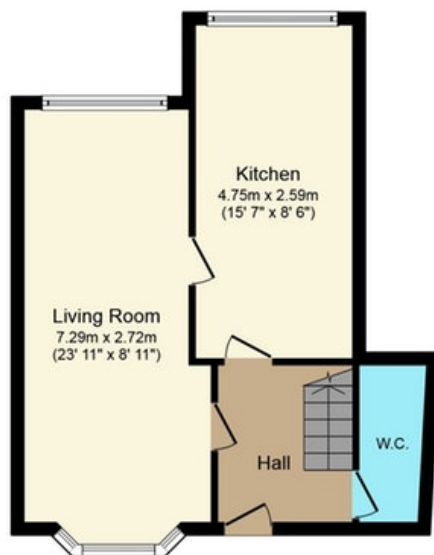
Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band C (£1385.67 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



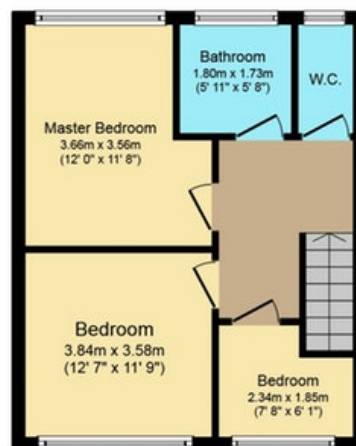
This well cared for three bedrooms semi detached house is located at the head of a cul-de-sac in this popular Broadlands area of Keighley, with gardens to three sides, detached garage and offers scope for some updating. The accommodation with double glazing and gas fired central heating comprises- entrance hall, through lounge/dining room, kitchen, three first floor bedrooms, bathroom and WC. Viewings Recommended

Floor plan:



Ground Floor

Floor area 44.0 sq. m. (474 sq. ft.) approx



First Floor

Floor area 36.8 sq. m. (396 sq. ft.) approx

Total floor area 80.8 sq. m. (870 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

5, South Edge, KEIGHLEY, BD20 6JZ

| | |
|---|---|
| Dwelling type: Semi-detached house | Reference number: 0768-2840-7457-9491-6411 |
| Date of assessment: 10 May 2019 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 15 May 2019 | Total floor area: 85 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: | £ 2,610 |
| Over 3 years you could save | £ 720 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 372 over 3 years | £ 186 over 3 years | <div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 720 over 3 years </div> |
| Heating | £ 1,959 over 3 years | £ 1,509 over 3 years | |
| Hot Water | £ 279 over 3 years | £ 195 over 3 years | |
| Totals | £ 2,610 | £ 1,890 | |

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: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">68</td> <td style="text-align: center; font-size: 2em;">85</td> </tr> </tbody> </table> | (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | Not energy efficient - higher running costs | | | | | | Current | Potential | 68 | 85 | <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 | | | | | | | | | | | | |
| Not energy efficient - higher running costs | | | | | | | | | | | | | | | | | | |
| Current | Potential | | | | | | | | | | | | | | | | | |
| 68 | 85 | | | | | | | | | | | | | | | | | |

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

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Cavity wall insulation | £500 - £1,500 | £ 342 |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 132 |
| 3 Low energy lighting for all fixed outlets | £40 | £ 159 |

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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