



Co Operative Street, Dewsbury, WF12

£90,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

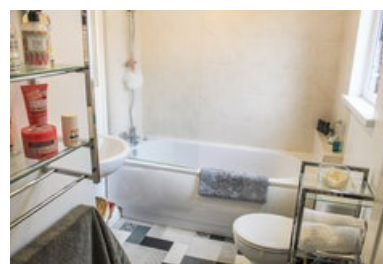
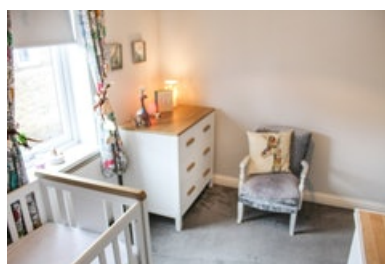
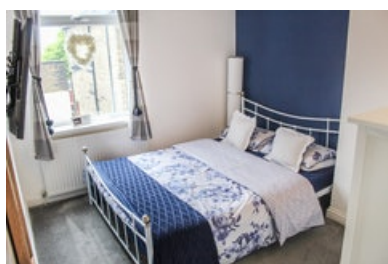
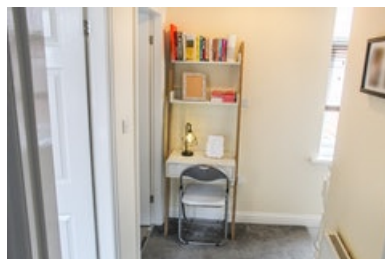
Housesimple are delighted to introduce this well presented two bedroom terrace property which is sure to suit a wide range of buyers. An early viewing comes highly recommended to appreciate the standard of accommodation on offer. Briefly comprising: Entrance hall, open plan lounge/kitchen, cellar,

Key features:

- close proximity to amenities
- good size rear garden
- two bedrooms
- Mid terrace
- Recently decorated and carpeted
- off street parking

Extra info:

- **Property Age:** 78 years
- **Council Tax:** Band A (£935.50 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



Housesimple are delighted to introduce this well presented two bedroom terrace property which is sure to suit a wide range of buyers. An early viewing comes highly recommended to appreciate the standard of accommodation on offer.

Briefly comprising: Entrance hall, open plan lounge/kitchen, cellar, landing, two bedrooms and modern fitted bathroom. Externally is a good size rear garden!

Entrance Lobby

Double glazed uPVC door to front, radiator and stairs to first floor. Laminate flooring.

Open Plan Living Area 17' x 13' 5" Max (5.18m x 4.09m Max)

Double glazed window to front, radiator and tv point. Open fire place with decorative wood surround, laminate flooring and double glazed uPVC door to garden. Open plan to:

Kitchen Area

Fitted wall and base units with complementary work surfaces, stainless steel sink bowl with drainer and splash back tiling. Electric oven, gas hob and cooker hood. Plumbing for washing machine and central heating boiler.

Cellar 10' 9" x 8' 5" Max (3.28m x 2.57m Max)

Double glazed window to front, radiator, power and light.

Landing

Double glazed window rear, access to loft and radiator. Door to walk in wardrobe.

Bedroom 1 12' 9" Max x 9' 1" (3.89m Max x 2.77m)

Double glazed window to front, radiator and tv point.

Bedroom 2 11' 1" x 8' 10" Max (3.38m x 2.69m Max)

Double glazed window to front and radiator.

Bathroom

Three piece bathroom suite comprising of: wash hand basin with mixer tap, bath with shower attachment over and wc. Extractor fan, part tiled walls and radiator. Double glazed window to rear.

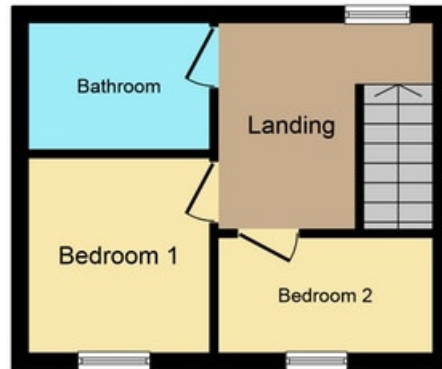
Exterior

To the rear of the property is a enclosed garden with a flagged patio and low maintenance gravel area.

Floor plan:



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

7, Co Operative Street, DEWSBURY, WF12 8QA

Dwelling type: Mid-terrace house	Reference number: 9319-2858-7903-9727-8245
Date of assessment: 28 October 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 October 2013	Total floor area: 55 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:	£ 2,139
Over 3 years you could save	£ 444

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 444 over 3 years </div>
Heating	£ 1,782 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 228 over 3 years	£ 162 over 3 years	
Totals	£ 2,139	£ 1,695	

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: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8ebf42; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #c4e000; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #fde08c; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">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; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">60</td><td style="text-align: center;">83</td></tr> </table>	Current	Potential	60	83	<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>
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Current	Potential												
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Top actions you can take to save money and make your home more efficient

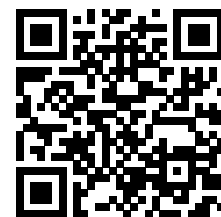
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 297
2 Floor Insulation	£800 - £1,200	£ 81
3 Solar water heating	£4,000 - £6,000	£ 66

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.

MISREPRESENTATION ACT, 1967.

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