



## Giles Street, Holmfirth, HD9

**£160,000**

None

**Tenure:** Freehold, **Bedrooms:** 2

We are delighted to offer for sale this spacious and well presented character end terrace home. The property is situated in the ever popular district of Holmfirth and is offered for sale as a chain free move. The interior offers spacious accommodation with a wealth of charm and character and an inte

## Key features:

- Character end terrace house
- 2 good size bedrooms
- First floor bathroom with Jacuzzi bath
- Lounge with fireplace
- Fitted dining kitchen
- Entrance hall and landing with exposed stone wall
- Wealth of charm and character
- Prestigious village location
- Chain free !
- Internal viewing highly recommended

## Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band B (£1390.92 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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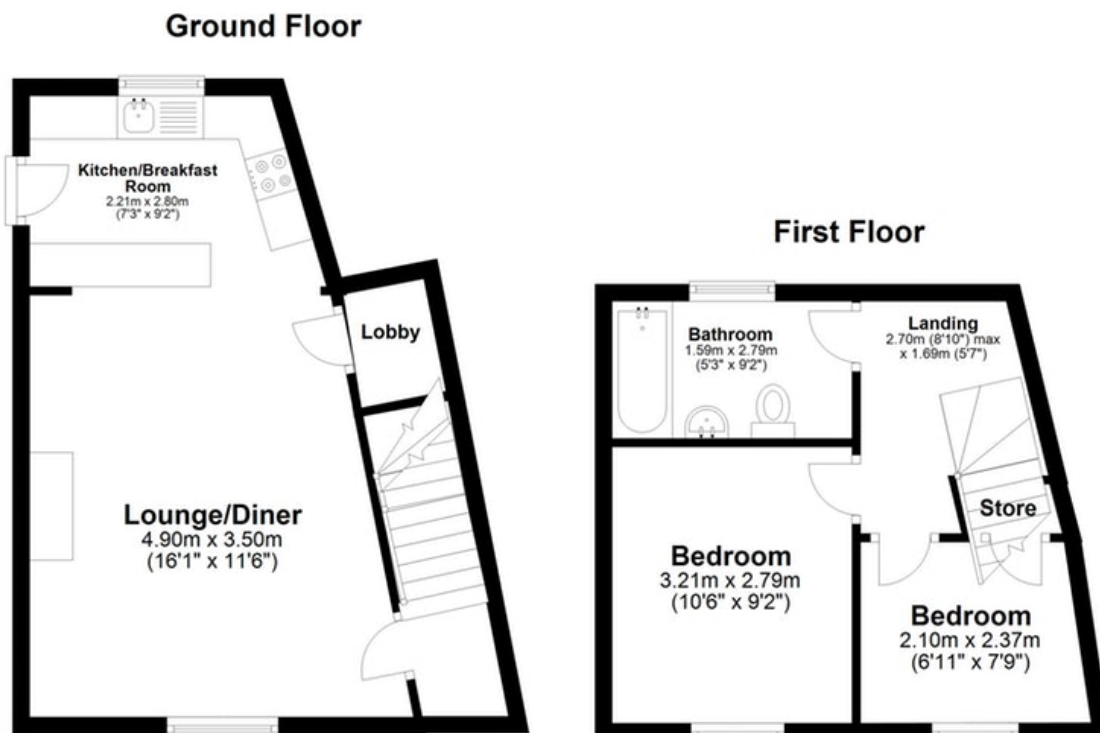
The ground floor accommodation briefly comprises; a spacious lounge diner with feature fireplace and ceiling beams, an open plan kitchen/breakfast room with appliances a spacious storage cellar and a entrance hall with an exposed stone wall.

The first floor of the property provides a spacious landing, 2 good size bedrooms and the large house bathroom with an integrated shower and and a Jacuzzi bath.

The interior also benefits underfloor heating, a recently replaced boiler and double glazing.

The exterior provides a good size rear garden with a patio seating area and a generous lawn.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**4, Giles Street, Netherthong, HOLMFIRTH, HD9 3EF**

<b>Dwelling type:</b> end-terrace house	<b>Reference number:</b> 0758-7052-6216-4551-9990
<b>Date of assessment:</b> 05 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 05 June 2019	<b>Total floor area:</b> 57 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,841</b>
<b>Over 3 years you could save</b>	<b>£ 918</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 162 over 3 years	£ 162 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;">                     You could save £ 918 over 3 years                 </div>
<b>Heating</b>	£ 2,454 over 3 years	£ 1,611 over 3 years	
<b>Hot Water</b>	£ 225 over 3 years	£ 150 over 3 years	
<b>Totals</b>	<b>£ 2,841</b>	<b>£ 1,923</b>	

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-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8ebf42; color: white;">(81-91) <b>B</b></td> <td style="background-color: #c6e0b4; color: white;">(69-80) <b>C</b></td> <td style="background-color: #fce5cd; color: white;">(55-68) <b>D</b></td> <td style="background-color: #fff2cc; color: white;">(39-54) <b>E</b></td> <td style="background-color: #f4cccc; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e377c2; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6" style="font-size: x-x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Not energy efficient - higher running costs						<table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">54</td> <td style="font-size: 2em; font-weight: bold;">61</td> </tr> </table>	Current	Potential	54	61	<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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**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	£ 621
2 Floor insulation (suspended floor)	£800 - £1,200	£ 105
3 Heating controls (time and temperature zone control)	£350 - £450	£ 117

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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