



**Lonsbrough Avenue, Heckmondwike,  
WF16**

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

**\*\*GUIDE PRICE £95,000!\*\*** Perfect for a **FIRST TIME BUYER!**

**£85,000**  
Offers in Excess of

## Key features:

- Ideal first Home
- Two Bedroom Semi Detached
- THROUGH LOUNGE
- Viewings Recommended
- Close to local amenities
- Private Garden

## Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band A (£1174.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



## **GUIDE PRICE £90,000 AND ABOVE!**

A SEMI-DETACHED HOUSE WITH TWO BEDROOMED accommodation has a GAS FIRED CENTRAL HEATING SYSTEM AND DOUBLE GLAZING. The property briefly comprises of entrance hall, through lounge, fitted kitchen, two bedrooms and bathroom. Inspection recommended.

## **ACCOMMODATION**

**ENTRANCE HALL:** With upvc entrance door. Under stairs store and central heating radiator.

**THROUGH LOUNGE:** 8' (2.44m) x 21' (6.40m) Upvc window radiator.

**KITCHEN:** 7' (2.13m) x 11' (3.35m) With stainless steel sink unit with mixer taps. Plumbing for automatic washing machine. Gas hob, cooker hood and oven. Gas central heating boiler.

**FIRST FLOOR LANDING:** With airing cupboard.

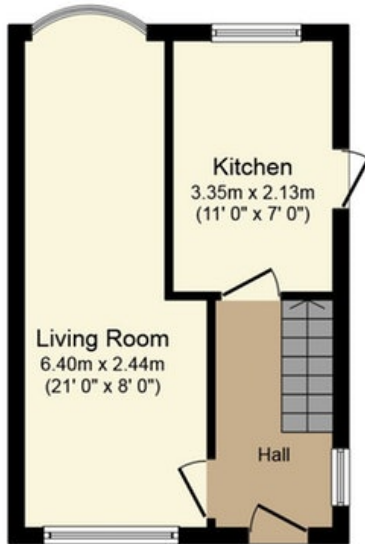
**BEDROOM 1:** 15' 11" (4.85m) x 9' (2.74m) With central heating radiator.

**BEDROOM 2:** 12' (3.66m) x 9' (2.74m) With central heating radiator.

**BATHROOM:** With panelled bath, pedestal wash basin with tiled splashbacks and wc. Central heating radiator.

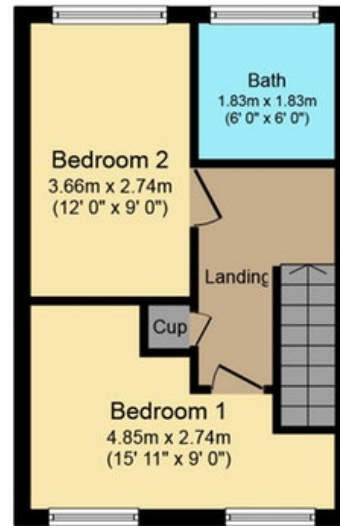
**OUTSIDE:** Garden to the front which is lawned. Lawned garden to the side and rear garden with a decked area.

**Floor plan:**



**Ground Floor**

Floor area 27.1 sq. m. (292 sq. ft.) approx



**First Floor**

Floor area 26.4 sq. m. (284 sq. ft.) approx

**Total floor area 53.5 sq. m. (576 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

**18, Lonsbrough Avenue, HECKMONDWIKE, WF16 9PP**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0360-2846-7261-9901-5271
<b>Date of assessment:</b> 06 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 June 2019	<b>Total floor area:</b> 69 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>£ 2,043</b>
<b>Over 3 years you could save</b>	<b>£ 207</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;">                     You could save £ 207 over 3 years                 </div>
Heating	£ 1,572 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 294 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,043</b>	<b>£ 1,836</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>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> <tr> <td>(81-91)</td> <td>(69-80)</td> <td>(55-68)</td> <td>(39-54)</td> <td>(21-38)</td> <td>(1-20)</td> <td></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	B	C	D	E	F	G	(81-91)	(69-80)	(55-68)	(39-54)	(21-38)	(1-20)		<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;">67</td> <td style="text-align: center; font-size: 2em;">82</td> </tr> </table>	Current	Potential	67	82	<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														
(81-91)	(69-80)	(55-68)	(39-54)	(21-38)	(1-20)															
Current	Potential																			
67	82																			

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 (solid floor)	£4,000 - £6,000	£ 108
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 858

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 0800 444202. 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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