

Bywell Road, Dewsbury, WF12

£170,000

None

Tenure: Freehold, **Bedrooms:** 3

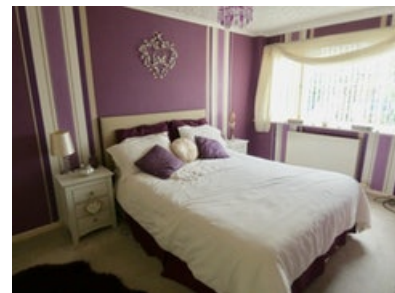
****NO CHAIN!**** Close to railway networks. Ideal for commuter's, M62 & M1 in easy reach. Great school catchment.

Key features:

- Chain Free
- Great Transport Links
- Great School Catchment Area
- Great Decor Throughout
- Single Garage
- Front & Rear Gardens

Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band C (£1565.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



*** CHAIN FREE ***

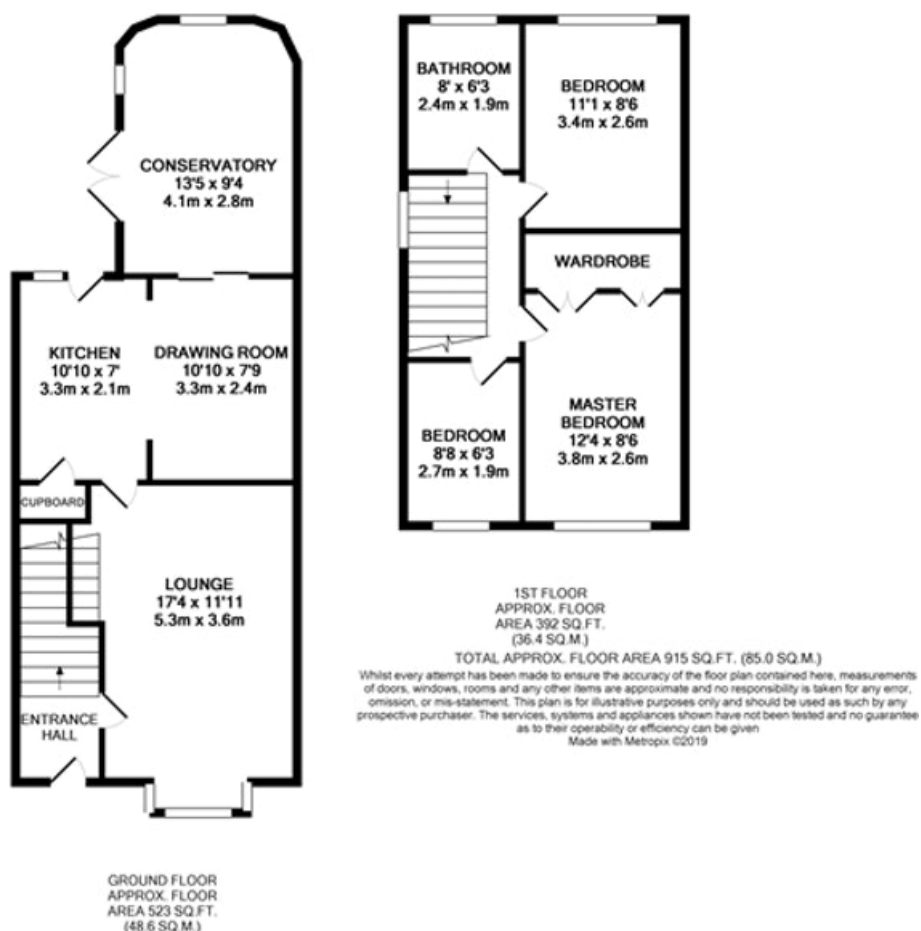
HOUSESIMPLE are pleased to offer for sale this THREE bedroom detached house situated in a residential location and having access to motorway and railway networks. Offered with NO CHAIN.

The property which benefits from double glazing and a gas boiler heating system briefly comprises entrance hall, lounge with feature fire, fitted dining kitchen with open plan to the conservatory to the ground floor whilst to the first floor the landing gives access to three bedrooms the master having fitted wardrobes and a bathroom/wc. Externally there is a driveway, single garage and gardens to front and rear, decking and artificial grass.

The residence is situated within a short distance of Dewsbury, Wakefield, Ossett and Leeds and would be ideal for the commuter as both the M62 and M1 motorways are within easy reach. The area has a good selection of schools close by.

Early viewing is highly recommended in order to appreciate the quality of accommodation available.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

142, Bywell Road, DEWSBURY, WF12 7LN

Dwelling type: Detached house	Reference number: 0964-2840-7854-9771-3711
Date of assessment: 30 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 May 2019	Total floor area: 77 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:	£ 2,226
Over 3 years you could save	£ 246

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 246 over 3 years</p> </div>
Heating	£ 1,752 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 270 over 3 years	£ 189 over 3 years	
Totals	£ 2,226	£ 1,980	

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

Very energy efficient - lower running costs

(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
67	61

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

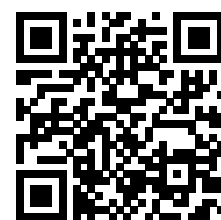
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 165
2 Solar water heating	£4,000 - £6,000	£ 84
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 855

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.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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