

Rushy Fall Meadow, Keighley, BD22

£150,000

None

Tenure: Freehold, **Bedrooms:** 3

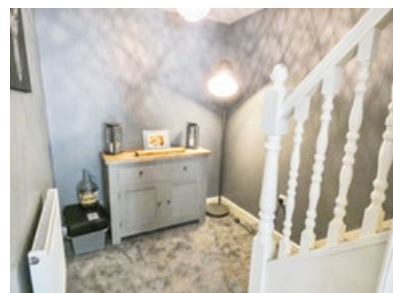
Offered for sale is this spacious family home situated in a pleasant cul-de-sac with open woodland outlook to the rear. The property offers flexible accommodation over three floors, and benefits from gas central heating and double glazing. There is a shower room to the ground floor. A block pav

Key features:

- Well Presented
- Close to local amenities
- Open plan living
- Good Size Bedrooms
- Two Bathrooms
- Separate Utility Room
- Garage
- Viewings Highly Recommended

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band C (£1444.09 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Offered for sale is this spacious family home situated in a pleasant cul-de-sac with open woodland outlook to the rear. The property offers flexible accommodation over three floors, and benefits from gas central heating and double glazing. There is a shower room to the ground floor. A block paved drive leading to the garage, and a pleasant enclosed rear patio and garden.

Location

Rushy Fall Meadow is a pleasant cul-de-sac with open woodland outlook to the rear. It is handily placed for local schools and bus routes into Leeds, Skipton and Bradford.

LOWER GROUND FLOOR

Living Kitchen

25' 11" x 15' 1" (7.90m x 4.60m)

Storage

GROUND FLOOR

Integral Garage

11' 2" x 7' 8" (3.41m x 2.35m)

Utilty Room

7'8 x 3'11 (2.35m x 1.19m)

Bedroom 3

10' 2" x 7" 10" (3.10m x 2.40m)

Shower Room

6'9 x 6'4 (2.5 x 1.94)

FIRST FLOOR

Bedroom 1

11' 10" x 9' 10" (3.60m x 3.00m)

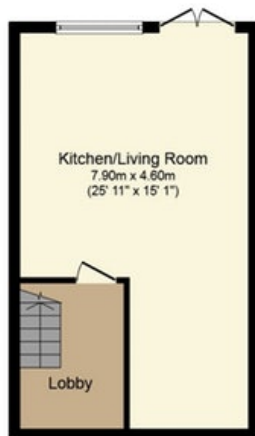
Bedroom 2

9' 10" x 7' 10" (3.00m x 2.40m)

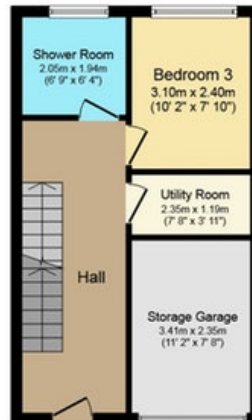
House Bathroom

7'10 x 5'11 (2.40 x 1.80)

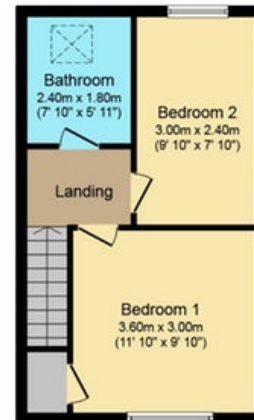
Floor plan:



Lower Ground Floor
Floor area 35.0 sq. m. (377 sq. ft.) approx



Ground Floor
Floor area 35.0 sq. m. (377 sq. ft.) approx



First Floor
Floor area 35.0 sq. m. (377 sq. ft.) approx

Total floor area 105.0 sq. m. (1,130 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

31, Rushy Fall Meadow, KEIGHLEY, BD22 7AZ

Dwelling type: Mid-terrace house	Reference number: 0959-2819-6665-9391-8435
Date of assessment: 11 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 June 2019	Total floor area: 90 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:	£ 2,136
Over 3 years you could save	£ 84

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 84 over 3 years</p> </div>
Heating	£ 1,647 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 264 over 3 years	£ 180 over 3 years	
Totals	£ 2,136	£ 2,052	

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 style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f7942; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #669933; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #99cc33; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #cc9933; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ff9933; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ff6633; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ff3333; color: white; text-align: center;">(1-20) G</td></tr> </table> <p>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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-right: 1px solid black; padding: 5px;">Current 74</td> <td style="padding: 5px;">Potential 85</td> </tr> </table>	Current 74	Potential 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											
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(21-38) F											
(1-20) G											
Current 74	Potential 85										

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

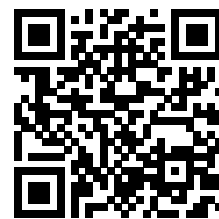
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 84
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 834

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