



Clough Park, Huddersfield, HD8

£278,000

None

Tenure: Freehold, **Bedrooms:** 3

Full description: House Simple are offering for sale this spacious characterful 3-bedroom detached house with tiered garden and balcony to enjoy the stunning views. The property briefly comprises; Entrance hall, Lounge, Kitchen, Dining room, bathroom, utility and games room. To the first floor three

Key features:

- Detached
- Private Garden
- Large Kitchen
- Conservatory
- Car Port

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band D (£1403.26 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Full description:

Must not be missed- fantastic high specification and stunning views!

House Simple are offering for sale this spacious characterful 3-bedroom detached house with tiered garden and balcony to enjoy the stunning views. The property briefly comprises; Entrance hall, Lounge, Kitchen, Dining room, bathroom, utility and games room. To the first floor three bedrooms, the master having a balcony with stunning views, en-suite and dressing room, off the landing to the rear a conservatory looking on to the rear garden and an upstairs WC. The property has a front garden mainly laid to lawn with mature shrubs, block paved driveway and car port providing off-street parking. To the rear is an attractive, private, tiered garden with mature shrubs and trees. There is a range of patio and seating areas including a timber summer house. This property must be viewed to appreciate the high standard of what is on offer.

Entrance Hall

With stairs leading to first floor, solid oak flooring and double-glazed door to the front of the property.

Dining Room 13' x 9'1"

Central heating radiator, solid oak flooring, double-glazed window to elevation and double-glazed French doors leading out to the rear garden.

Lounge 19' 2" x 11' 8"

Spacious lounge with ample natural light due to all the windows. Double-glazed windows to the front and side of the property, fireplace and two central heating radiators.

Kitchen 11' x 12'

Modern and spacious kitchen fitted with a comprehensive range of solid oak contemporary units to both high and low level, integrated double electric oven, integrated dishwasher, integrated fridge/freezer, integrated

and low level, integrated double electric oven, integrated dishwasher, integrated fridge/freezer, integrated microwave with warming drawer below and electric hob. Quartz worktops and sunk in stainless steel sink and drainer. Double-glazed windows to the side and rear and spotlights to ceiling. Solid oak flooring and plinth lights. Finished to a fantastic high standard.

Utility 6' x 9'

Wall and base units, stainless steel sink and drainer, plumbing for washing machine and spotlights to ceiling.

Bathroom

Fully tiled bathroom with solid oak flooring comprising of, jacuzzi bath with shower over and vanity wash hand basin with WC, chrome towel radiator and mirror. Double-glazed window to rear elevation.

Games Room 19'1" x 8'1"

Double-glazed door and central heating radiator.

First Floor Landing

WC

Vanity hand wash basin W/C and solid oak flooring.

Bedroom 1 8'1" x 13' 10"

With double-glazed window to the side and patio door to the front on to the balcony and central heating radiator. There is a large dressing area and an en-suite.

En-suite

Fully tiled, WC and vanity unit, mirrored cabinet, double shower, chrome towel radiator, spotlights to ceiling and extractor fan.

Bedroom 2 11' x 9' 1"

With double-glazed window to front, fitted full length mirrored wardrobe and central heating radiator.

Bedroom 3 10' x 11' 11"

With window to the side of the property, fitted full length mirrored wardrobe and central heating radiator.

Conservatory

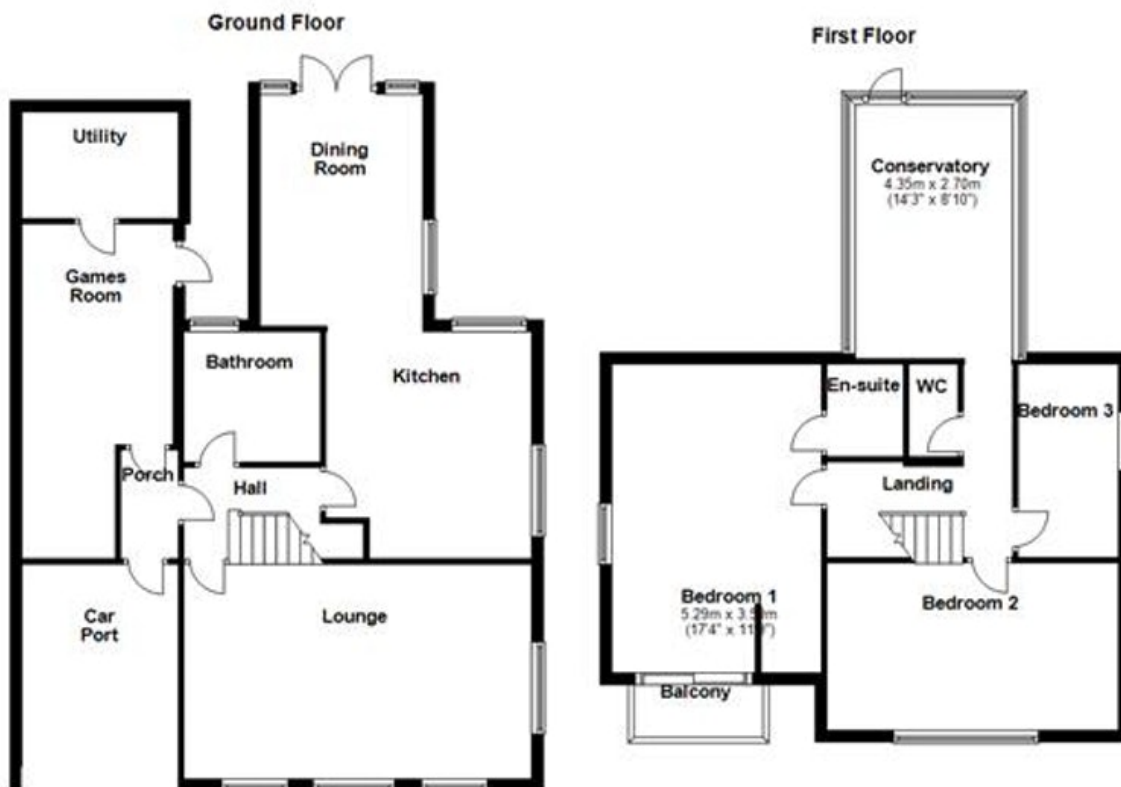
Off the landing to the rear over-looking the beautiful rear garden, double-glazed door to rear garden, double glazed windows all round and central heating radiator

Outside

The property has a front garden mainly laid to lawn with mature shrubs, block paved driveway and car port providing off-street parking. To the rear is an attractive, private, tiered garden with mature shrubs and trees. There is a range of patio and seating areas including a timber summer house. This property needs to be view to fully appreciate what is on offer.

All measurements are approximate.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

61, Clough Park, Fenay Bridge, HUDDERSFIELD, HD8 0JH

Dwelling type: Detached house **Reference number:** 9758-7088-7256-6251-0974
Date of assessment: 15 June 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 June 2019 **Total floor area:** 140 m²

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:	£ 5,319
Over 3 years you could save	£ 1,707

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,707 over 3 years </div>
Heating	£ 4,767 over 3 years	£ 3,060 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 5,319	£ 3,612	

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><small>Very energy efficient - lower running costs</small></p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">54</td> <td style="text-align: center;">76</td> </tr> </table>	Current	Potential	54	76	<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>
Current	Potential					
54	76					

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

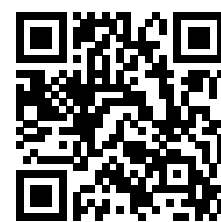
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,260
2 Floor insulation (suspended floor)	£800 - £1,200	£ 291
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 156

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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