



Senior Street, Huddersfield, HD5

£115,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

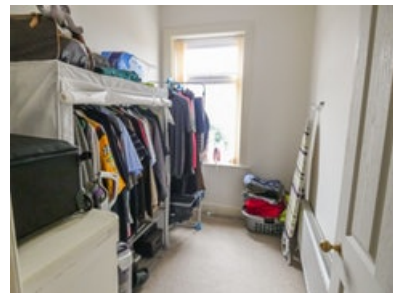
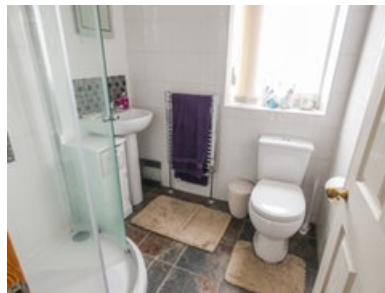
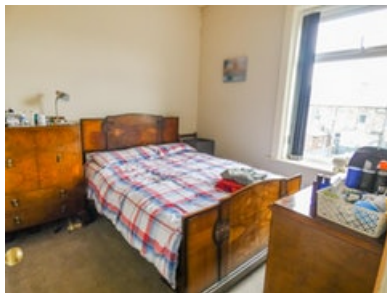
Housesimple are pleased to bring to the market this well proportioned three bedroomed mid terraced property is located in the popular residential area of Moldgreen. The property has uPVC double glazed windows and gas central heating and a rear garden making this an ideal property for the growin

Key features:

- Well Presented
- Ideal first home or for that growing family
- Close to local amenities
- Log Burner
- Spacious Kitchen Diner
- Viewings Highly Recommended
- Private Rear Garden
- Lots of Character
- Cottage Style Kitchen

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1100.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Housesimple are pleased to bring to the market this well proportioned three bedroomed mid terraced property located in the popular residential area of Moldgreen. The property has uPVC double glazed windows and gas central heating and a rear garden making this an ideal property for the growing family. The property would even make a great first home and an internal inspection is highly advised to appreciate the spacious accommodation on offer. This extremely well-presented home has the added benefit of a log burner. Upvc double glazing and gas central heating system, the property in our opinion has tasteful decor and is ready to move into.

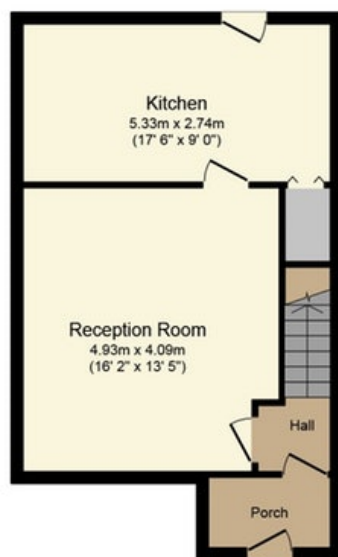
The accommodation briefly comprises:

Ground floor, entrance porch/sunroom, generous lounge and spacious kitchen diner.

First floor, three bedrooms and a modern house bathroom.

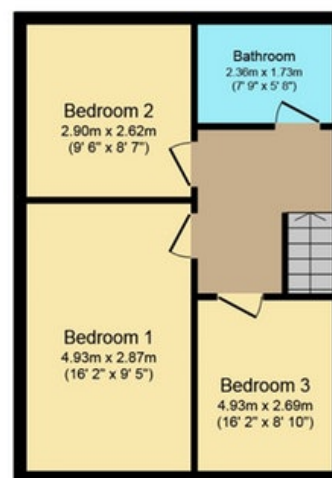
Externally to the front is an enclosed paved garden area as does the back. Good location for Huddersfield town centre and University.

Floor plan:



Ground Floor

Floor area 44.2 sq. m. (476 sq. ft.) approx



First Floor

Floor area 41.4 sq. m. (446 sq. ft.) approx

Total floor area 85.6 sq. m. (921 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

<p>39, Senior Street, HUDDERSFIELD, HD5 8BR</p>	<p>Dwelling type: Mid-terrace house Date of assessment: 20 October 2009 Date of certificate: 20 October 2009 Reference number: 9996-2880-6109-0921-2045 Type of assessment: RdSAP, existing dwelling Total floor area: 76 m²</p>	
---	---	--

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(35-48) F	35	35
(1-34) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E	51	51
(35-48) F		
(1-34) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	379 kWh/m ² per year	379 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	4.5 tonnes per year
Lighting	£54 per year	£54 per year
Heating	£997 per year	£997 per year
Hot water	£97 per year	£97 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

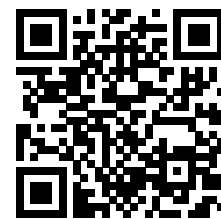
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code