



King Street, Huddersfield, HD3

£105,000

None

Tenure: Freehold, **Bedrooms:** 2

****BEAUTIFULLY PRESENTED & REFURBISHED HOME IDEAL FOR FIRST TIME BUYERS IN A FANTASTIC LOCATION**CLOSE TO LOCAL AMENITIES**INTERNAL VIEWING HIGHLY RECOMMENDED****

Key features:

- End Terrace two bedroom house
- Beautifully Presented
- Modern Kitchen
- Close to local amenities
- Great Location
- Ideal first home
- Viewings Strongly advised
- Patio areas to front and rear

Extra info:

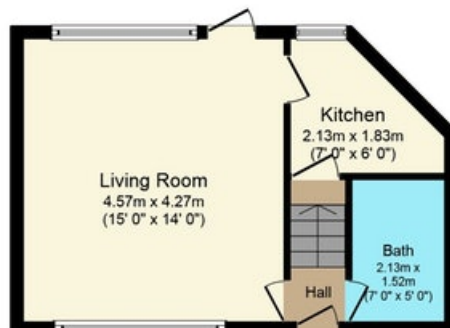
- **Property Age:** 79 years
- **Council Tax:** Band A (£906.29 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Ideal for first time buyers, this property has been completed to a good standard and is ready to move straight into. Situated in a most popular and convenient residential district near to an abundance of daily amenities and well placed for the M62 corridor.

This property is not to be missed, The property comprises of a lounge with fireplace; a modern fitted kitchen, a downstairs bathroom and two bedrooms and benefits from double glazing and central heating and has a good size patio to the front and side of the property and a small external area to the rear of the property. There is a large dry cellar which can be used for storage or as a social area.

Floor plan:



Ground Floor

Floor area 30.9 sq. m. (333 sq. ft.) approx



First Floor

Floor area 26.8 sq. m. (288 sq. ft.) approx

Total floor area 57.7 sq. m. (621 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Performance Certificate:

Energy Performance Certificate

2, King Street, Lindley, HUDDERSFIELD, HD3 3EZ

Dwelling type: end-terrace house	Reference number: 8697-7127-0880-5687-0992
Date of assessment: 13 March 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 March 2013	Total floor area: 78 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:	£ 3,297
Over 3 years you could save	£ 1,422

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 135 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4f81bd; color: white; width: fit-content; margin: auto;"> You could save £ 1,422 over 3 years </div>
Heating	£ 2,781 over 3 years	£ 1,551 over 3 years	
Hot Water	£ 264 over 3 years	£ 189 over 3 years	
Totals	£ 3,297	£ 1,875	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #f48b00; color: white;">(39-54) E</td> <td style="background-color: #e91e63; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em;">48</td> <td style="font-size: 2em;">61</td> </tr> </table>	(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	48	61	<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	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G												
Not energy efficient - higher running costs																		
Current	Potential																	
48	61																	

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 84
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,008
3 Floor Insulation	£800 - £1,200	£ 156

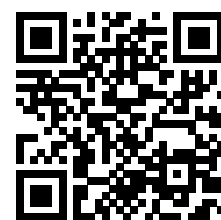
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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