



Snowdonia Way, Hyde, SK14

£235,000

None

Tenure: Leasehold, **Bedrooms:** 3

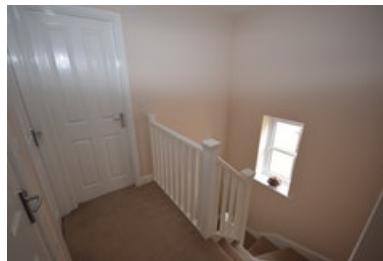
Housesimple is offering for sale this stunning three bedroom detached property on the popular Parks development in Hyde. The property benefits from its proximity to local amenities, schools and transport links. On entering the property you immediately notice that the property is in

Key features:

- Three Bedrooms
- Good Transport Links
- Popular Development
- Immaculate condition
- Garage
- Private enclosed garden

Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band D (£1745.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 990 years remaining

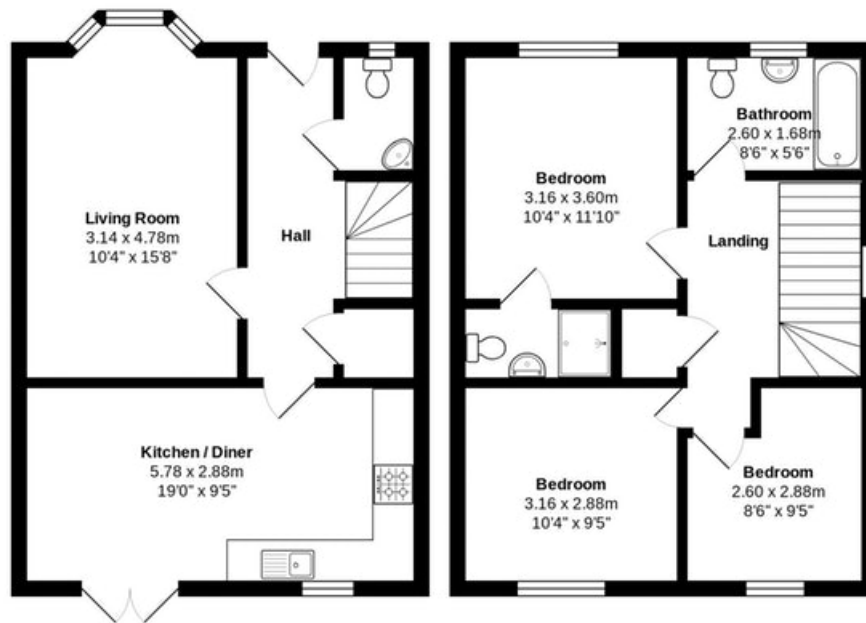


Housesimple is offering for sale this stunning three bedroom detached property on the popular Parks development in Hyde. The property benefits from its proximity to local amenities, schools and transport links.

On entering the property you immediately notice that the property is in immaculate condition, ready for any new owner to move straight in. On the ground floor to the front of the house is the living room with a bay window looking to the front of the house. There is a handy downstairs WC accessed from the hallway. To the rear of the ground floor is the light and bright, kitchen diner which benefits from patio doors leading onto the private enclosed garden, ideal for BBQ's in the warmer summer months. The modern kitchen is fully fitted with appliances including fridge/freezer, washing machine, and dishwasher. Upstairs there is a family bathroom plus three well-proportioned bedrooms, the master having a modern en suite shower room. To the side of the house is a private driveway plus garage offering off street parking for numerous vehicles.

Situated in a popular location with ease of access to the motorway network, Manchester City Centre and have some great local amenities and local schools nearby this could make an ideal home for any purchaser. Plus this home is in immaculate condition and ready for any new owner to move straight in. Call or click to book a viewing.

Floor plan:



Total Area: 92.1 m² ... 992 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

40, Snowdonia Way, HYDE, SK14 4WH

Dwelling type: Detached house	Reference number: 0939-3884-7684-9395-4251
Date of assessment: 14 August 2015	Type of assessment: SAP, new dwelling
Date of certificate: 14 August 2015	Total floor area: 89 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:	£ 1,407
Over 3 years you could save	£ 108

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 108 over 3 years</p> </div>
Heating	£ 924 over 3 years	£ 924 over 3 years	
Hot Water	£ 315 over 3 years	£ 207 over 3 years	
Totals	£ 1,407	£ 1,299	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e7d32; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p> <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="width: 50%; border: 1px solid black;">Current</th> <th style="width: 50%; border: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; border: 1px solid black; font-size: 1.5em;">82</td> <td style="text-align: center; border: 1px solid black; font-size: 1.5em;">93</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Current	Potential	82	93	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">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>
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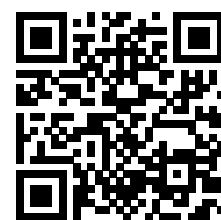
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 108
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 735

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MISREPRESENTATION ACT, 1967.

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