

Kirklands, Liversedge, WF15

£230,000

None

Tenure: Freehold, **Bedrooms:** 4

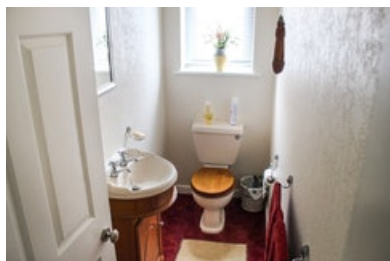
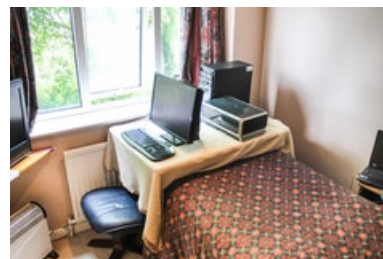
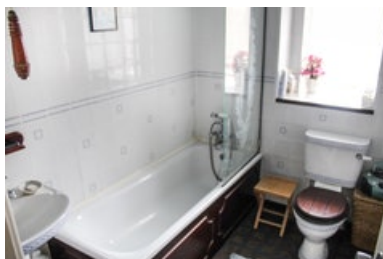
Situated in a well sought after location is this spacious four bed detached property with generous rear garden. The accommodation will suit families and briefly comprises: Entrance hall, downstairs WC, kitchen with a range of wall and base units, Spacious lounge/diner, conservatory, first floor la

Key features:

- four bed detached house
- large garage
- front and rear gardens
- 23'11ft lounge
- Conservatory
- sought after location

Extra info:

- **Property Age:** 2 years
- **Council Tax:** Band E (£1715.09 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Garage



Situated in a well sought after location is this spacious four bed detached property with generous rear garden.

The accommodation will suit families and briefly comprises:

Entrance hall, downstairs WC, kitchen with a range of wall and base units, Spacious lounge/diner, conservatory, first floor landing, four bedrooms and family bathroom.

Externally the property features a lawn front garden with driveway leading to a double garage.

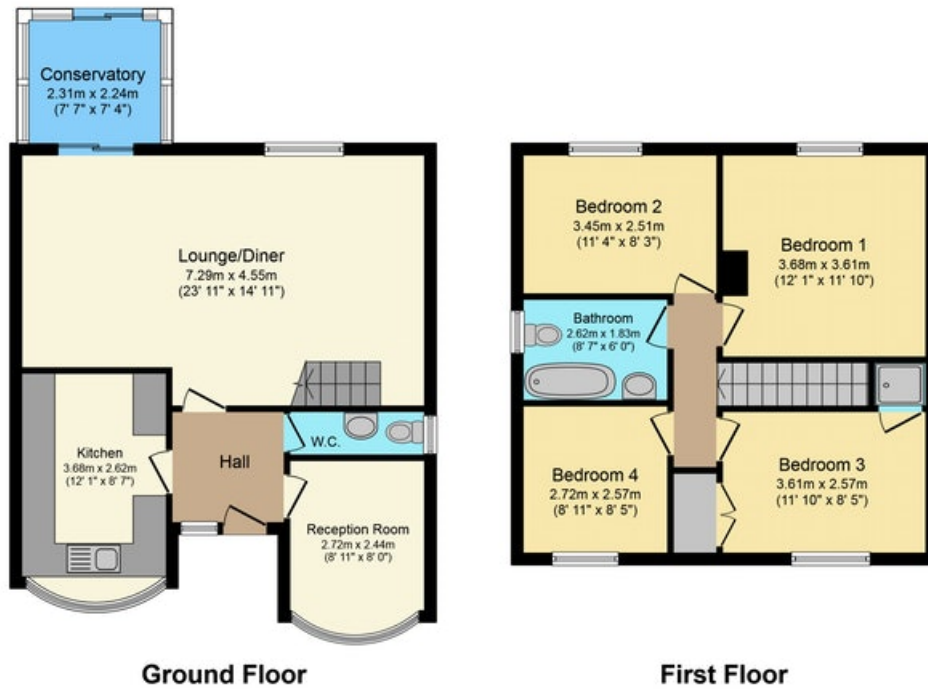
The rear features a large rear garden.

Other features include double glazing and gas central heating.

Situated on the doorstep to amenities including schools and shops with good bus routes close by.

The property must be viewed to be appreciated so act quick to avoid disappointment.

Floor plan:



Total floor area 115.0 sq. m. (1,238 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

2, Kirklands, LIVERSEEDGE, WF15 6QR

Dwelling type: Detached house	Reference number: 8641-7623-6190-6565-0992
Date of assessment: 15 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 July 2019	Total floor area: 100 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:	£ 2,634
Over 3 years you could save	£ 738

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 213 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 738 over 3 years</p> </div>
Heating	£ 1,833 over 3 years	£ 1,434 over 3 years	
Hot Water	£ 375 over 3 years	£ 249 over 3 years	
Totals	£ 2,634	£ 1,896	

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

Very energy efficient - lower running costs

(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
88	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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	£ 246
2 Floor insulation (suspended floor)	£800 - £1,200	£ 180
3 Low energy lighting for all fixed outlets	£60	£ 189

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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