



Dunford Road, Holmfirth, HD9

£130,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

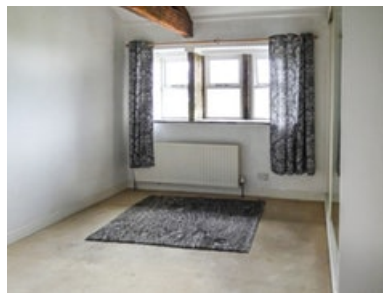
Housesimple are pleased to bring to the market this wonderful two double bedroom mid-terraced home boasting magnificent views. This property offers a generously sized lounge, together with a well-presented dining kitchen. To the first floor are two double bedrooms and the house bathroom. Sitti

Key features:

- spacious lounge boasting a fabulous fireplace
- An open-plan staircase
- Breathtaking views.
- lovely cottage garden
- parking to the rear.
- Would make a wonderful first home

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£935.50 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Sitting room A door opens into a spacious lounge boasting a fabulous fireplace. Also benefitting from a beautiful beamed ceiling and neutral décor. A door opens into a cellar. An open-plan staircase leads to the first-floor landing.

Kitchen A well-presented kitchen having plenty of wall and base units with new built-in oven, gas hob and extractor fan over. Also benefits from plumbing for both dishwasher and washing machine with an area for a tall fridge/freezer. A table and chairs sit happily within this space creating a wonderful spot for entertaining. A skylight and side window provides natural light.

Bedroom 1 A generously sized double bedroom with beautiful high ceilings and fitted wardrobe. Double glazed window frames with breathtaking views.

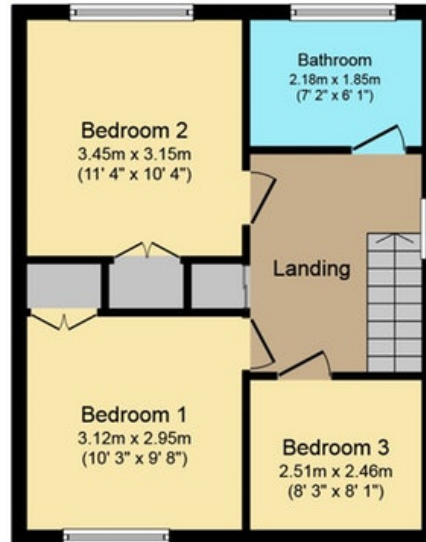
Bedroom 2 Situated towards the rear of the property and having neutral décor.

Bathroom A three-piece bathroom comprising of a corner bath, shower over, wash basin and low-level WC. A skylight provides plenty of natural light.

Garden Having a lovely cottage garden to the front and parking to the rear.

Commuting distances from the property: Manchester 23 miles, Sheffield 21 miles, Leeds 28 miles. No chain.

Floor plan:



Floor Plan

Floor area 43.0 sq. m. (463 sq. ft.) approx

Total floor area 43.0 sq. m. (463 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

267, Dunford Road, HOLMFIRTH, HD9 2RR

Dwelling type: Mid-terrace house	Reference number: 8895-7531-8629-1327-5233
Date of assessment: 27 December 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 27 December 2017	Total floor area: 65 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:	£ 2,607
Over 3 years you could save	£ 1,002

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 138 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,002 over 3 years </div>
Heating	£ 2,022 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 312 over 3 years	£ 186 over 3 years	
Totals	£ 2,607	£ 1,605	

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> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: #2e8b57; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #4caf50; color: white; padding: 2px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #8bc34a; color: white; padding: 2px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #ffc107; color: white; padding: 2px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ff9800; color: white; padding: 2px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #e57373; color: white; padding: 2px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #c0392b; color: white; padding: 2px;">(1-20) G</div> </div> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 0.7em; padding: 2px;">Current</td> <td style="font-size: 0.7em; padding: 2px;">Potential</td> </tr> <tr> <td style="text-align: center; padding: 2px;">60</td> <td style="text-align: center; padding: 2px;">112</td> </tr> </table>	Current	Potential	60	112	<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>
Current	Potential					
60	112					

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 414
2 Internal or external wall insulation	£4,000 - £14,000	£ 102
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 78

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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