



Hill Top Road, Huddersfield, HD5

£95,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

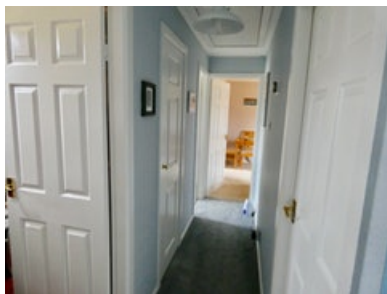
NOT TO BE MISSED Lovely TWO bedroom FIRST FLOOR FLAT. WELL PLACED FOR TOWN AND THE UNIVERSITY An attractive, well priced and good sized two bedroom self-contained first floor flat, located in a delightful courtyard setting, and being very convenient for access to Huddersfield Univ

Key features:

- additional parking
- Boarded loft
- Close to university
- 2 double bedrooms
- Courtyard space
- Ideal Investment

Extra info:

- **Property Age:** 30 years
 - **Council Tax:** Band a (£1000.00 per-annum)
 - **Double Glazing:** All
 - **Heating:** Gas
 - **Parking:** Allocated Parking Spot
 - **Lease info:** 104 years remaining
- Maintenance Company:** .



NOT TO BE MISSED

Lovely TWO bedroom FIRST FLOOR FLAT.

WELL PLACED FOR TOWN AND THE UNIVERSITY

An attractive, well priced and good sized two bedroom self-contained first floor flat, located in a delightful courtyard setting, and being very convenient for access to Huddersfield University and the town centre.

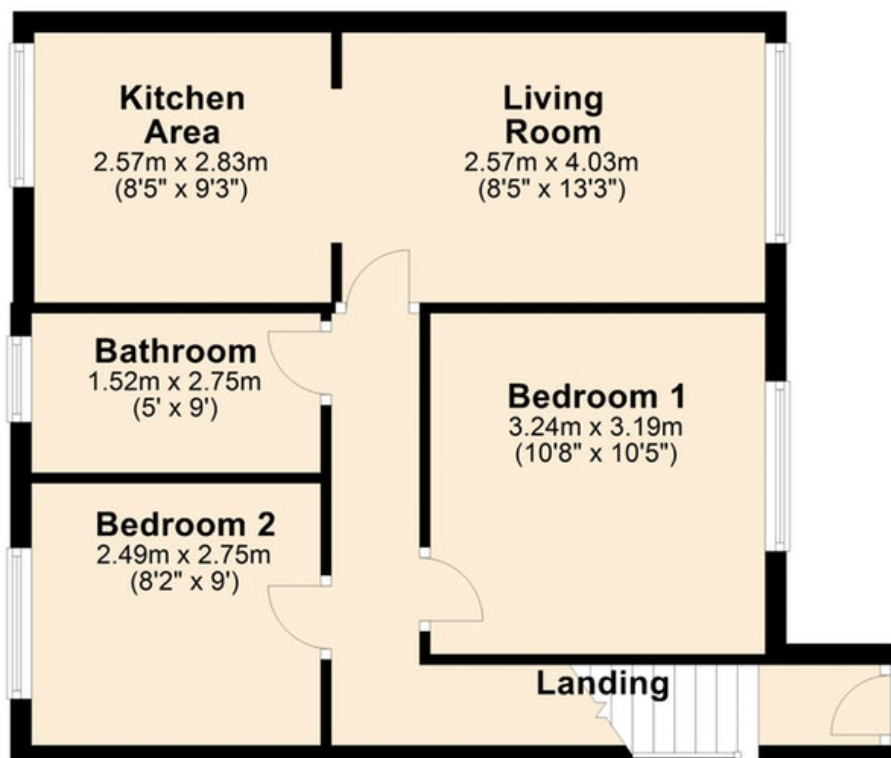
Well appointed with gas central heating, double glazing and allocated parking. The property is ready to move into and well worthy of a personal inspection.

Comprising of an entrance hallway and stairs leading up to the first floor, large main bedroom with fitted wardrobes, a good sized second bedroom, modern white bathroom suite, spacious lounge and open plan modern kitchen. Outside there is parking space for one and a visitors space.

Viewing comes highly recommended.

Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate

11a, Hill Top Road, Moldgreen, HUDDERSFIELD, HD5 9LX

Dwelling type: Mid-floor flat	Reference number: 0866-2841-7055-9721-5515
Date of assessment: 29 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 May 2019	Total floor area: 53 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 1,191
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	Not applicable
Heating	£ 747 over 3 years	£ 747 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	£ 1,191	£ 1,191	

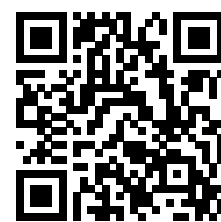
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.8em; margin-top: 5px;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"></td> <td style="width: 15%; text-align: center; border: 1px solid black;">Current</td> <td style="width: 15%; text-align: center; border: 1px solid black;">Potential</td> <td style="width: 30%;"></td> </tr> <tr> <td style="text-align: center; border: 1px solid black;">76</td> <td style="text-align: center; border: 1px solid black;">76</td> <td></td> <td></td> </tr> </table> <p style="font-size: 0.8em; margin-top: 5px;">Not energy efficient - higher running costs</p>		Current	Potential		76	76			<p style="font-size: 0.8em;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em;">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							
76	76								

MISREPRESENTATION ACT, 1967.

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