

Canal Street, Huddersfield, HD1

£75,000

None

Tenure: Leasehold, **Bedrooms:** 2

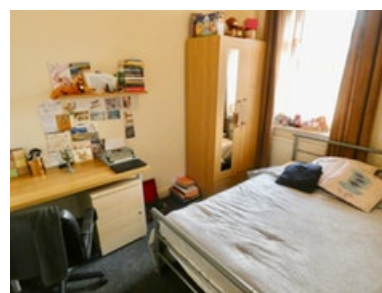
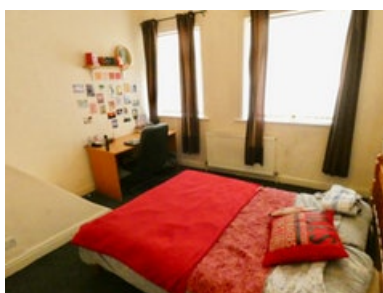
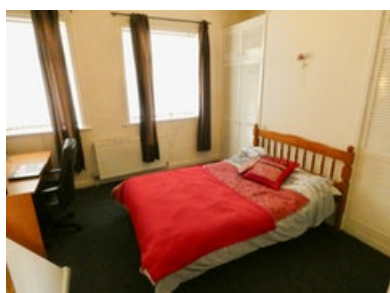
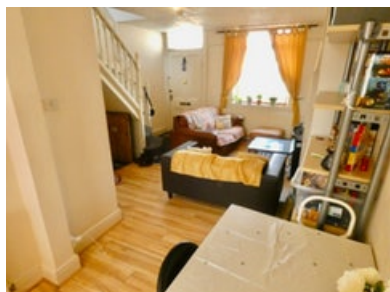
INVESTORS ONLY (POF Required) TENANT IN PLACE: (10% gross yield) Proof of funds on viewing

Key features:

- Two bedrooms
- Stone built terrace
- Popular residential location
- Near to local shops and amenities
- Convenient for access to Huddersfield town centre
- NO ONWARD CHAIN
- Bathroom with three piece white suite
- Gas central heating and double glazing
- Enclosed rear yard
- Investors only
- Tenanted to 2021

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band A (£1178.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 999 years remaining
Ground Rent: £3.00 per-annum



INVESTORS ONLY (POF Required)

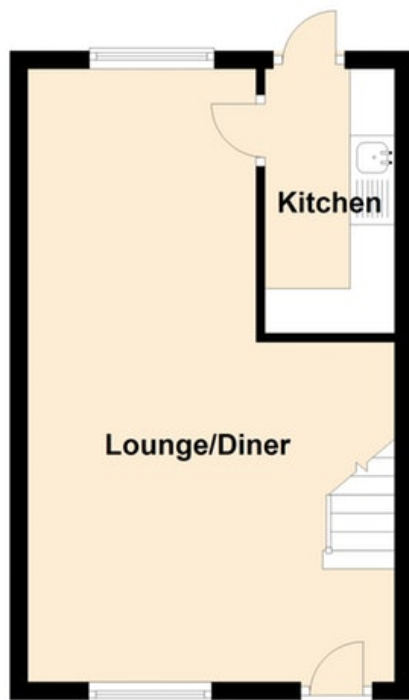
TENANT IN PLACE: (10% gross yield)

Proof of funds on viewing

Floor plan:

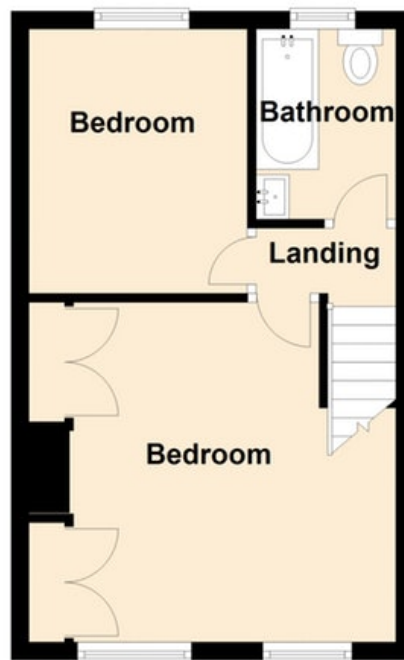
Ground Floor

Approx. 28.3 sq. metres (304.4 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 56.9 sq. metres (613.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

11, Canal Street, HUDDERSFIELD, HD1 6NY

Dwelling type: Mid-terrace house **Reference number:** 0579-2839-6227-2020-4301
Date of assessment: 21 February 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 21 February 2020 **Total floor area:** 57 m²

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: | £ 2,304 |
| Over 3 years you could save | £ 249 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|------------------|----------------------|----------------------|---|
| Lighting | £ 144 over 3 years | £ 144 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 249 over 3 years </div> |
| Heating | £ 1,911 over 3 years | £ 1,737 over 3 years | |
| Hot Water | £ 249 over 3 years | £ 174 over 3 years | |
| Totals | £ 2,304 | £ 2,055 | |

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 |
|---------|-----------|
| 62 | 73 |

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.

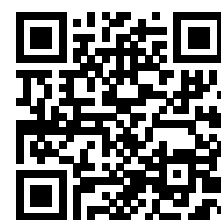
Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Cavity wall insulation | £500 - £1,500 | £ 174 |
| 2 Solar water heating | £4,000 - £6,000 | £ 75 |
| 3 Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £ 912 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.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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