



Yews Mount, Huddersfield, HD1

£110,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 5

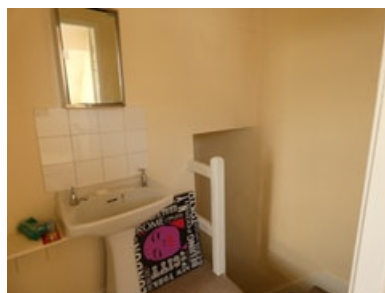
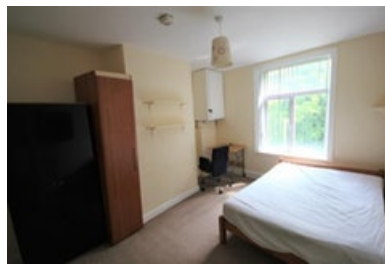
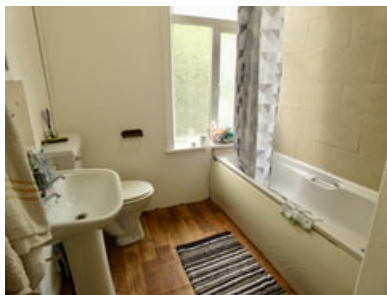
INVESTORS ONLY Professional Tenant in place with 12 months AST. Offering 6% yield (gross). Proof of funding needs to be in place on viewing

Key features:

- fitted kitchen
- White bathroom suite
- excellent location
- 4/5 bedrooms
- front and rear yard
- close to huddesfield town centre
- cellar
- Investors only

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band A (£1000.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking

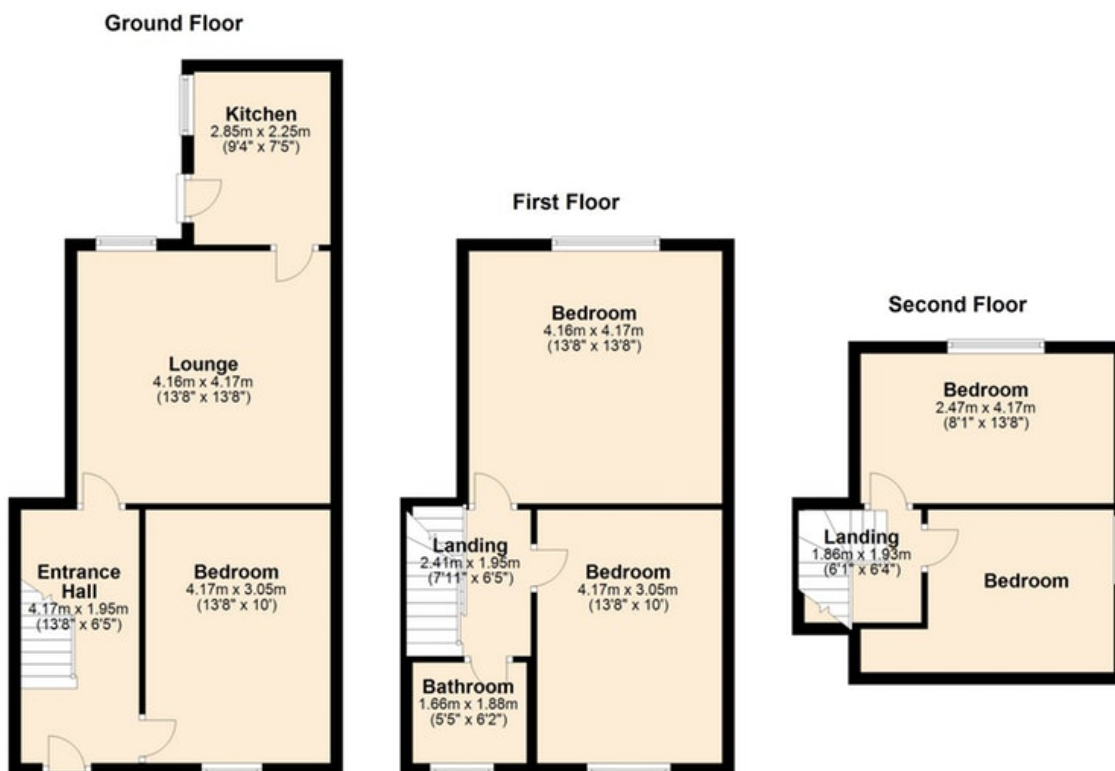


INVESTORS ONLY

Professional Tenant in place with 12 months AST. Offering 6% yield (gross).

Proof of funding needs to be in place on viewing

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

31, Yews Mount, HUDDERSFIELD, HD1 3RZ

Dwelling type: end-terrace house	Reference number: 8101-6221-4410-3995-0902
Date of assessment: 05 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 September 2019	Total floor area: 124 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:	£ 4,902
Over 3 years you could save	£ 2,364

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 2,364 over 3 years </div>
Heating	£ 4,320 over 3 years	£ 2,058 over 3 years	
Hot Water	£ 336 over 3 years	£ 234 over 3 years	
Totals	£ 4,902	£ 2,538	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #f59e00; color: white;">(39-54) E</td> <td style="background-color: #e377c2; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: right;">Not energy efficient - higher running costs</td> </tr> </table>	(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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">50</td> <td style="text-align: center; font-size: 2em;">81</td> </tr> </table>	Current	Potential	50	81	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G														
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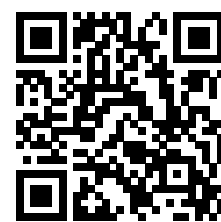
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 234
2 Room-in-roof insulation	£1,500 - £2,700	£ 837
3 Cavity wall insulation	£500 - £1,500	£ 96

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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