



Birch Lane, Bradford, BD5

£100,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Bradford.

Key features:

- Recently Refurbished
- Double Garage
- Ample Parking
- Three good sized bedrooms
- Close to local amenities
- Ideal first home or for a growing family
- Viewings Recommended

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£1263.59 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



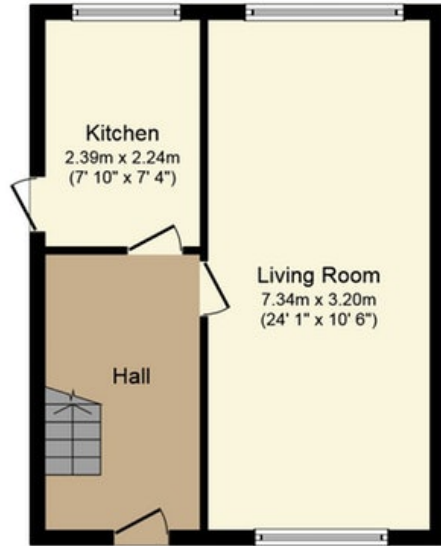
Housesimple are pleased to offer for sale this pleasant recently refurbished three bedroomed family semi-detached house benefiting from uPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, lounge with feature fireplace and kitchen to the ground floor with three bedrooms and bathroom to the first floor.

Outside the property enjoys pleasant gardens along with a large driveway leading to a detached double garage.

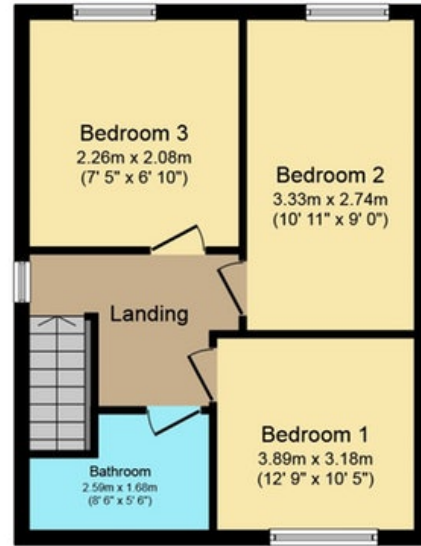
Viewing highly recommended.

Floor plan:



Ground Floor

Floor area 40.6 sq. m. (437 sq. ft.) approx



First Floor

Floor area 40.6 sq. m. (437 sq. ft.) approx

Total floor area 81.2 sq. m. (874 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

191, Birch Lane, BRADFORD, BD5 8PN

Dwelling type: Semi-detached house	Reference number: 0349-2835-7781-9301-5435
Date of assessment: 05 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 August 2019	Total floor area: 69 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:	£ 2,427
Over 3 years you could save	£ 204

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	<div style="border: 1px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 204 over 3 years </div>
Heating	£ 2,028 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 237 over 3 years	£ 156 over 3 years	
Totals	£ 2,427	£ 2,223	

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

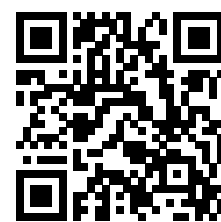
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 63	Potential 77	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely 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.
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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 Floor insulation (suspended floor)	£800 - £1,200	£ 123
2 Solar water heating	£4,000 - £6,000	£ 78
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 879

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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