



Fletcher Crescent, Brighouse, HD6

£130,000

None

Tenure: Freehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in Brighouse.

Key features:

- Two bed semi detached house
- Well presented
- Modern fitted kitchen and bathroom
- Large rear garden
- Cul de sac location
- Viewing highly recommended

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band a (£1096.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



Situated in a quiet cul-de-sac in Rastrick is this two, double bedroom, semi-detached property. Having been modernised by the current owners this property has been finished to a high standard and will make an ideal home for a first time buyer or young family.

The accommodation, in brief, comprises: Entrance hall, lounge, modern kitchen, side porch with two storage cupboards. To the first floor are two double bedrooms and the stylish house bathroom. Externally there is a lawn garden to the front and large lawn garden to the rear.

Other features include gas central heating and double glazing.

This property must be viewed to be appreciated so act quick to avoid disappointment.

The property is located in popular Brighouse which offers a good range of amenities and is four miles east of Halifax. Well regarded schooling.

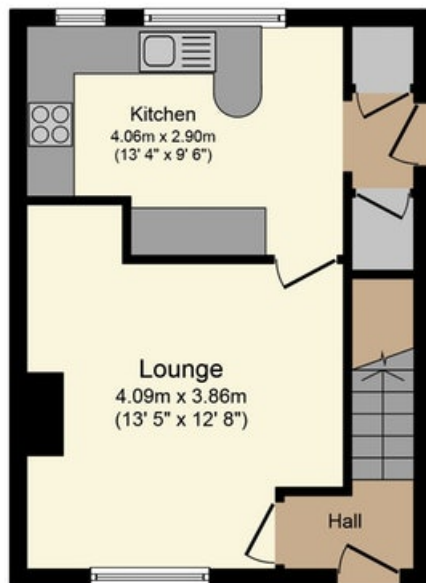
Location

The A641 northward links Brighouse with Bradford and southward with Huddersfield. The A644 runs eastward out of Brighouse to Junction 25 of the M62 and Dewsbury. In the opposite direction, the A644 leaves Brighouse to the north-west towards Hipperholme, where it crosses the A58 Leeds-Halifax road and continues through Queensbury to meet the A629 for Keighley.

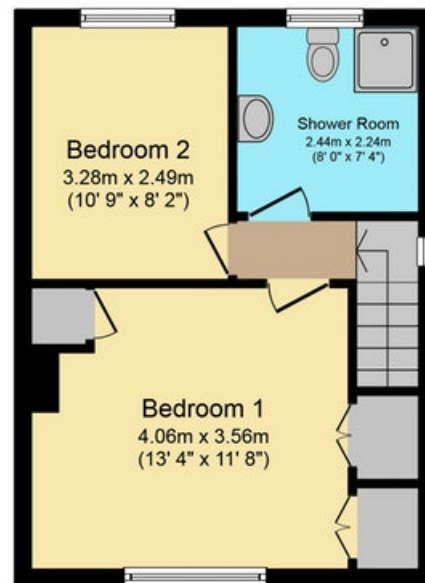
Brighouse has a railway station. The current service is part of both the Huddersfield Line and the Caldervale Line, with services on the Huddersfield Line between Leeds and Manchester Victoria and services on the Caldervale Line between Leeds and Wakefield Westgate via Bradford, Halifax and Huddersfield.

Bus services operate frequently to Bradford, Halifax, Huddersfield and other surrounding villages and town.

Floor plan:



Ground Floor



First Floor

Total floor area 68.0 sq. m. (732 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

23, Fletcher Crescent, BRIGHOUSE, HD6 3PR

Dwelling type: Semi-detached house	Reference number: 8441-7521-6680-9673-4906
Date of assessment: 07 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 September 2019	Total floor area: 71 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:	£ 2,187
Over 3 years you could save	£ 552

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 552 over 3 years</p> </div>
Heating	£ 1,701 over 3 years	£ 1,278 over 3 years	
Hot Water	£ 321 over 3 years	£ 192 over 3 years	
Totals	£ 2,187	£ 1,635	

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
85	85

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 Floor insulation (suspended floor)	£800 - £1,200	£ 153
2 Heating controls (room thermostat)	£350 - £450	£ 162
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 150

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.

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MISREPRESENTATION ACT, 1967.

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