



## Silver Hill Road, Hyde, SK14

**£195,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

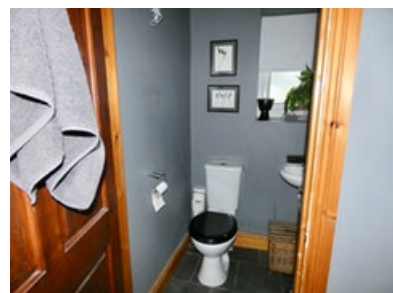
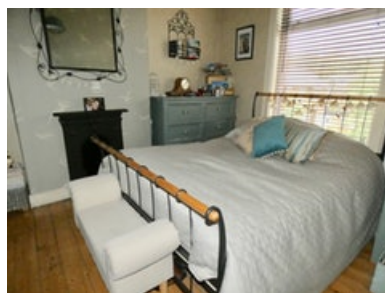
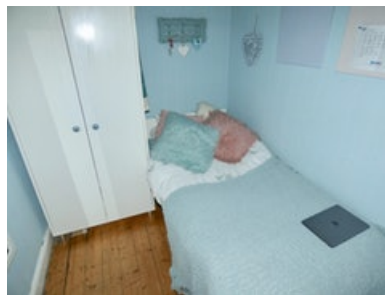
Situated in a popular and sought after location of Hyde within easy reach of shops, schools and leisure facilities plus commuter links. Stunning end terrace property benefits from gas central heating and uPVC double glazing throughout. An internal inspection comes highly recommended and will r

## Key features:

- Deceptively Big
- Two Reception Rooms
- Downstairs Office & WC
- Loft Room
- Two Single Rooms & One Master Bed
- Garden To The Rear
- Popular Area With Links To Town Centre
- Stylish Family Bathroom

## Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band B (£1357.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



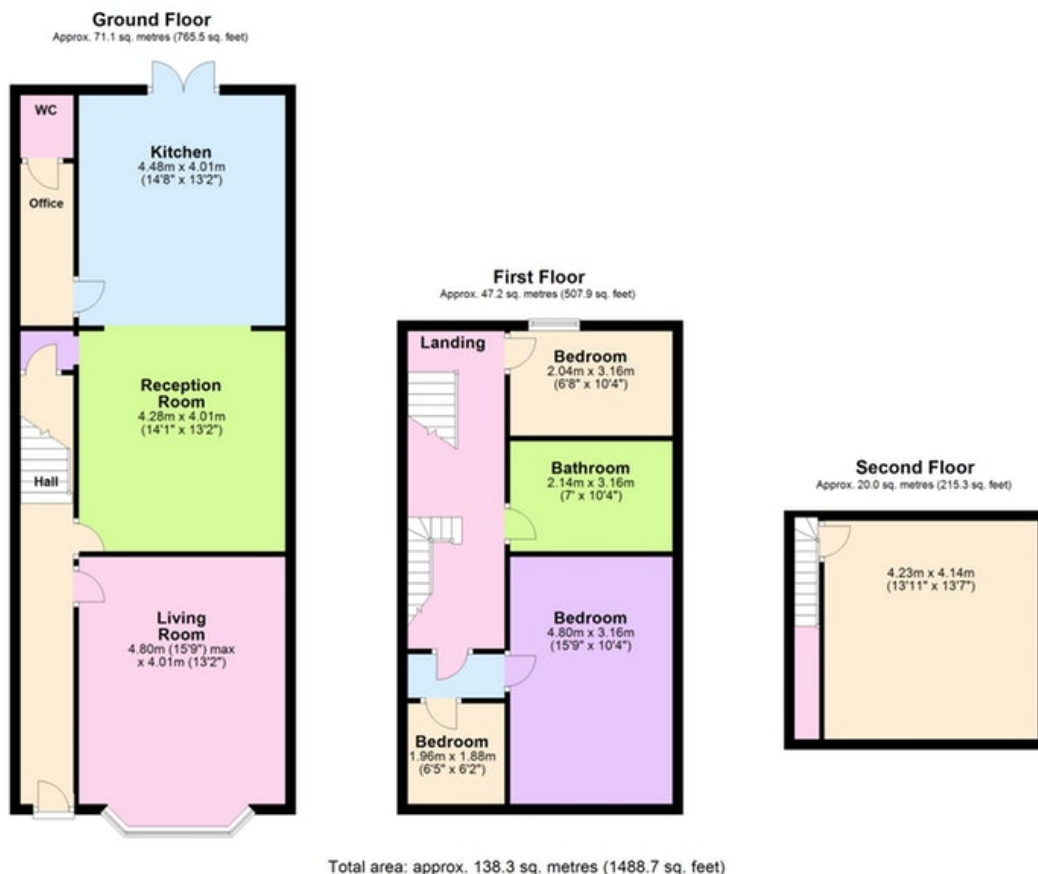
Situated in a popular and sought after location of Hyde within easy reach of shops, schools and leisure facilities plus commuter links.

Stunning end terrace 3 bedroom property with a loft room, benefits from gas central heating and uPVC double glazing throughout. An internal inspection comes highly recommended and will reveal; entrance hallway, dining room, living room with a traditional fireplace, under stairs storage and a modern fitted kitchen. Along with the added benefit of the office room, WC and rear back garden.

To the first floor, there are two well-proportioned bedrooms, master bedroom a family bathroom with beautiful stylish bath. Additionally, there is a converted loft room with an abundance of space currently being used as an office/bedroom. This property is packed full of period features and benefits from the beauty of having a rear garden area.

Click or call to secure your viewing!

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**2, Silver Hill Road, HYDE, SK14 5QA**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 8491-7046-5729-2607-9013
<b>Date of assessment:</b> 04 October 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 October 2019	<b>Total floor area:</b> 125 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,674</b>
<b>Over 3 years you could save</b>	<b>£ 945</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 336 over 3 years	£ 246 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 945 over 3 years</p> </div>
<b>Heating</b>	£ 4,014 over 3 years	£ 3,255 over 3 years	
<b>Hot Water</b>	£ 324 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 4,674</b>	<b>£ 3,729</b>	

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) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
52	70

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 Room-in-roof insulation	£1,500 - £2,700	£ 174
2 Cavity wall insulation	£500 - £1,500	£ 462
3 Floor insulation (suspended floor)	£800 - £1,200	£ 138

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.

To book a viewing scan this code

To view this property call Housesimple on 0333 103 8390 or visit [housesimple.com/property/view/122838](http://housesimple.com/property/view/122838)