

## Sunnyhill Grove, Keighley, BD21

**£120,000**

None

**Tenure:** Freehold, **Bedrooms:** 2

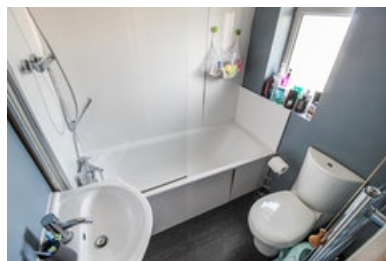
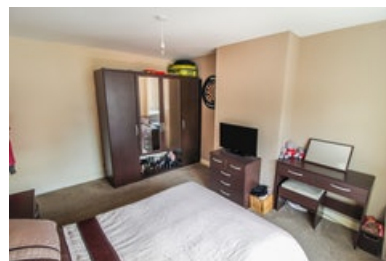
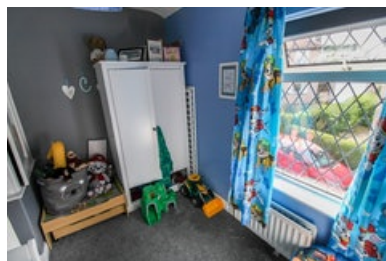
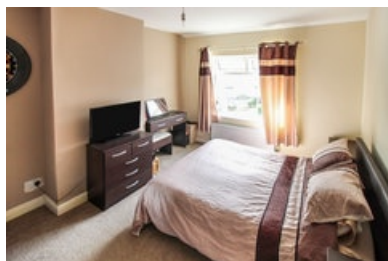
TWO BED SEMI DETACHED - LOVELY LOCATION - GARAGE & GARDENS - SUNNYHILL GROVE A very tidy little property with gas CH, double glazing and very house-proud owners. Living room, fitted dining kitchen, two bedrooms and house bathroom/wc, with gardens to both front and rear and garage to side. Cavity

### Key features:

- Two bed semi detached house
- Well presented
- Garage
- Large rear garden
- Close proximity to amenities
- Viewing recommended

## Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band a (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



TWO BED SEMI DETACHED - LOVELY LOCATION - GARAGE & GARDENS - SUNNYHILL GROVE A very tidy little property with gas CH, double glazing and very house-proud owners. Living room, fitted dining kitchen, two bedrooms and house bathroom/wc, with gardens to both front and rear and garage to side. Cavity wall insulation means low running costs.

To The Ground Floor:

Entrance Hall

CH radiator. Staircase accessing first floor accommodation.

Living Room

14' x 11'5 max (4.27m x 3.48m max)

Gas fire set in timbered fire surround. CH radiator.

Dining Kitchen

14' x 10'4 max (4.27m x 3.15m max)

Range of fitted kitchen floor units with co-ordinated working surfaces, complementary ceramic splashbacks and matching wall mounted kitchen cabinets. Stainless steel sink. Stainless steel hob, together with integral oven and filter over. Plumbing for automatic washer. Gas fired CH boiler.

To The First Floor:

Bedroom One

14' x 11'5 max (4.27m x 3.48m max)

CH radiator.

Bedroom Two

9' max x 8' (2.74m max x 2.44m)

CH radiator. Fitted cupboard.

Bathroom/Wc

Three piece suite comprising bath, wash basin and WC. Half ceramic tiling to walls. CH radiator.

To The Outside:


Gardens And Garage

The property has medium sized gardens to both front and rear elevations, well tended by the present owners. To the side of the property is a driveway leading to a single permanent garage.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate** 

**29, Sunnyhill Grove, KEIGHLEY, BD21 1RU**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9906-2869-7001-9727-6221
<b>Date of assessment:</b> 21 October 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 21 October 2013	<b>Total floor area:</b> 58 m <sup>2</sup>

**Use this document to:**

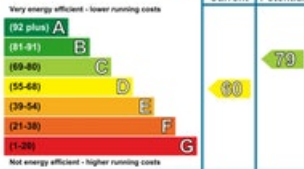
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,202</b>
<b>Over 3 years you could save</b>	<b>£ 303</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 108 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;">                     You could save £ 303 over 3 years                 </div>
Heating	£ 1,788 over 3 years	£ 1,626 over 3 years	
Hot Water	£ 234 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 2,202</b>	<b>£ 1,899</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**

	Current	Potential	
	60	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 Floor Insulation	£800 - £1,200	£ 99
2 Low energy lighting for all fixed outlets	£40	£ 63
3 Heating controls (room thermostat)	£350 - £450	£ 75

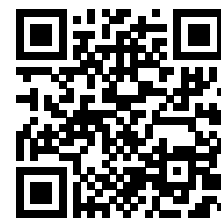
See page 3 for a full list of recommendations for this property.

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