



Nursery Grove, Halifax, HX3

£149,999

None

Tenure: Freehold, **Bedrooms:** 3

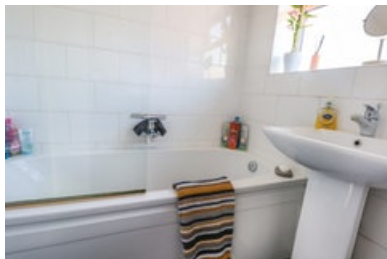
HouseSimple is pleased to present this extended property in Halifax briefly comprising of a Large driveway providing off-street parking for multiple cars, huge kitchen diner, light, and airy living room, three bedrooms, and a family bathroom. To the rear of the property, you will find a large encl

Key features:

- Sought After Location
- Private Garden
- Large Kitchen/Diner
- 3 Bedrooms
- Off Street Parking
- Garage

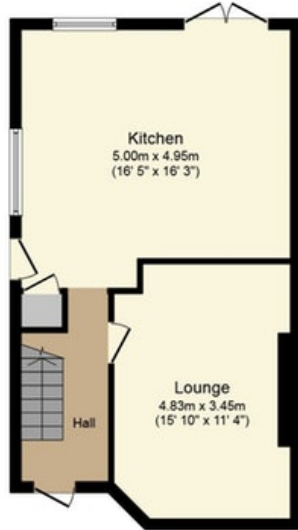
Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band B (£123.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



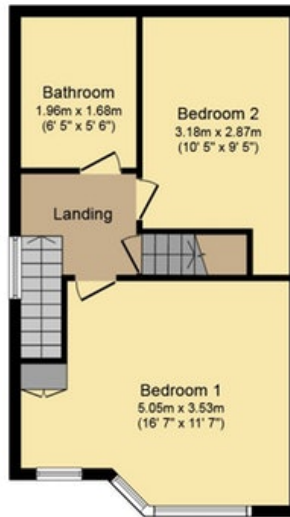
HouseSimple is pleased to present this extended property in Halifax, close to all local amenities and within walking distance to Trinity Academy; briefly comprising of a Large driveway providing off-street parking for multiple cars, huge kitchen diner, light, and airy living room, three bedrooms, and a family bathroom. To the rear of the property, you will find a large enclosed garden and a garage benefiting from both power and light.

Floor plan:



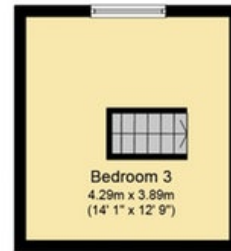
Ground Floor

Floor area 46.8 sq. m. (504 sq. ft.) approx



First Floor

Floor area 46.8 sq. m. (504 sq. ft.) approx



Second Floor

Floor area 16.8 sq. m. (181 sq. ft.) approx

Total floor area 110.4 sq. m. (1,188 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

13, Nursery Grove, HALIFAX, HX3 5SY

Dwelling type: Semi-detached house	Reference number: 9448-5929-6299-6581-3984
Date of assessment: 14 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 November 2019	Total floor area: 85 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:	£ 2,943
Over 3 years you could save	£ 783

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 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 £ 783 over 3 years</p> </div>
Heating	£ 2,460 over 3 years	£ 1,761 over 3 years	
Hot Water	£ 252 over 3 years	£ 168 over 3 years	
Totals	£ 2,943	£ 2,160	

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 style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; color: black; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; color: black; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; color: black; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.6em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">61</td></tr> </table>	Current	61	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.6em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">82</td></tr> </table>	Potential	82	<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														
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Current														
61														
Potential														
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Top actions you can take to save money and make your home more efficient

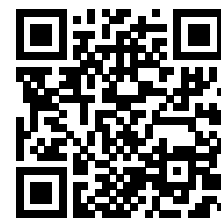
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 576
2 Floor insulation (suspended floor)	£800 - £1,200	£ 123
3 Solar water heating	£4,000 - £6,000	£ 84

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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