



Institute Street, Keighley, BD20

£80,000

Offers Over

Tenure: Freehold, Bedrooms: 1

GUIDE PRICE £80,000 - £90,000

Key features:

- Wood flooring
- No Chain
- Sought After Location
- Kitchen/Diner
- GUIDE PRICE

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£113.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



GUIDE PRICE £80,000 - £90,000

This attractively modernised and improved individual end terrace stone cottage provides well equipped, compact and easily manageable accommodation which is imaginatively planned on three floors including gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures together with stripped pine internal doors.

Pleasantly situated close to the village centre with a good variety of local everyday shops, amenities and services within walking distance nearby shared between Glusburn and the larger neighbouring village of Cross Hills, this very appealing property is strongly recommended for inspection, offering briefly:

A living room and an inner hall whilst in the basement/cellar is a superbly appointed fitted kitchen including contemporary white gloss fronted units with built-in appliances. On the first floor is a double bedroom and a stylish shower room with a white suite. There is a pavement frontage to Institute Street.

Surely providing an attractive opportunity to first time buyers, investors or purchasers seeking an easily manageable home in such a convenient location, this property has much to commend it, comprising in further detail:

GROUND FLOOR

LIVING ROOM

13'7" x 13'3" with a UPVC Regency style front entrance door. Double central heating radiator. Stone mullioned UPVC sealed unit double glazing. Feature brick fireplace with a substantial timber lintel and a stone flagged hearth. Staircase off to the first floor. Ceiling rose

hearth. Staircase on to the first floor. Ceiling rose.

INNER HALL

With UPVC sealed unit double glazing. Stone window sill. Cloaks rail. Staircase down to the:

BASEMENT/CELLAR

SUPERBLY APPOINTED FITTED KITCHEN

13'7" x 13'4" with a stylish range of contemporary base and wall units having white gloss fronts with contrasting granite effect worktop surfaces including multi-coloured 'stone' tiled surrounds. Stainless steel sink and drainer unit. Built-in Lamona stainless steel finish oven with a matching four ring gas hob having an extractor hood above. Stone flagged flooring. Exposed stonework to one wall and a stone alcove display plinth. Plumbing for an automatic washing machine. Double central heating radiator. UPVC sealed unit double glazing. Former fireplace recess with a brick surround, a matching full height chimney breast and a stone lintel. Beamed ceiling with recessed low voltage spotlighting. Deep store place under stairs with stone flagged flooring, electric light and an electricity socket.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing and a stone window sill.

DOUBLE BEDROOM

13'7" x 9' with stone mullioned UPVC sealed unit double glazing and a double central heating radiator.

STYLISH SHOWER ROOM

With a contemporary three piece white suite comprising a pedestal wash basin including a tiled splash-back together with a low suite WC and a tiled shower cubicle having a thermostatic shower. UPVC sealed unit double glazing and a stone window sill. Central heating radiator. Illuminated mirror. Display surface above the stairwell. Wall-mounted Vokera gas combination central heating boiler.

OUTSIDE

There is a pavement frontage to Institute Street.

Floor plan:



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

22, Institute Street, Glusburn, KEIGHLEY, BD20 8PR

Dwelling type: Enclosed end-terrace house	Reference number: 0203-2865-7475-9197-4941
Date of assessment: 15 March 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 March 2013	Total floor area: 64 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:	£ 2,076
Over 3 years you could save	£ 858

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 114 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 858 over 3 years </div>
Heating	£ 1,773 over 3 years	£ 981 over 3 years	
Hot Water	£ 123 over 3 years	£ 123 over 3 years	
Totals	£ 2,076	£ 1,218	

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: xx-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: xx-small;"> <tr> <td style="background-color: #0070c0; color: white;">(92 plus) A</td> <td style="background-color: #4caf50;">(81-91) B</td> <td style="background-color: #8bc34a;">(69-80) C</td> <td style="background-color: #ffc107;">(55-68) D</td> <td style="background-color: #ff9800;">(39-54) E</td> <td style="background-color: #ff4500;">(21-38) F</td> <td style="background-color: #c00000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: xx-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: xx-small;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="height: 100px; vertical-align: middle;">63</td> <td style="height: 100px; vertical-align: middle;">95</td> </tr> </table>	(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	63	95	<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	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G												
Not energy efficient - higher running costs																		
Current	Potential																	
63	95																	

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 66
2 Internal or external wall insulation	£4,000 - £14,000	£ 666
3 Floor Insulation	£800 - £1,200	£ 69

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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