



## Hastings Place, Bradford, BD5

**£125,000**

None

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

A fantastic opportunity to purchase a well appointed three bedroom inner terrace house in a popular residential area.

### Key features:

- Ideal First Time Buyers/Investors Property
- Spacious Accommodation
- Basement Space
- Enclosed Rear Garden
- Close to Local Amenities

## Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band A (£1083.07 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



A fantastic opportunity to purchase a three-bedroom inner terrace house.

This property is beautifully appointed throughout and maintained to a high standard by the current owner and has the benefit of UPVC double glazing and gas central heating.

The property briefly comprises: lounge, kitchen/diner with fitted kitchen, three bedrooms and house bathroom. The well appointed basement could be converted into extra living accommodation.

An enclosed paved area to the rear with plenty of space for patio furniture and create a lovely garden

The property offers flexible living accommodation/potential for live in relatives/teenagers and will make an ideal home, or could serve as a good residential investment.

Viewing highly recommended.

## Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Energy Performance Certificate:

**Energy Performance Certificate**

**20, Hastings Place, BRADFORD, BD5 9PE**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8793-9894-4329-9496-5253
<b>Date of assessment:</b> 11 December 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 December 2015	<b>Total floor area:</b> 129 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>£ 4,932</b>
<b>Over 3 years you could save</b>	<b>£ 2,109</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 339 over 3 years	£ 216 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 2,109 over 3 years</p> </div>
<b>Heating</b>	£ 4,287 over 3 years	£ 2,301 over 3 years	
<b>Hot Water</b>	£ 306 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 4,932</b>	<b>£ 2,823</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**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #2e8b57; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #90ee90;">(81-91) <b>B</b></td> <td style="background-color: #90ee90;">(69-80) <b>C</b></td> <td style="background-color: #ffff00;">(55-68) <b>D</b></td> <td style="background-color: #ffa500;">(39-54) <b>E</b></td> <td style="background-color: #ff4500;">(21-38) <b>F</b></td> <td style="background-color: #ff0000;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(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>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">54</td> <td style="font-size: 2em;">81</td> </tr> </table> <p>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.</p>	Current	Potential	54	81
(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>						
Current	Potential											
54	81											

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	£ 891
2 Cavity wall insulation	£500 - £1,500	£ 843
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 126

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.

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