



High Close, Burnley, BB12

£130,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

Housesimple is pleased to present this property in Burnley. An internal inspection is absolutely imperative to fully appreciate this stunning two bedroom semi-detached property which occupies a large corner plot position situated within a tranquil setting. The property has been extensive!

Key features:

- Fitted Kitchen
- Family Bathroom
- Master Bedroom
- Good Size Second Bedroom
- Shared Driveway
- Sought After Location
- Conservatory
- Enclosed Rear Garden

Extra info:

- **Property Age:** 30 years
- **Council Tax:** Band B (£1488.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



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The property has been extensively refurbished over the course of the last decade and is a real credit to the current owner. Extensive modernization and property features include:

Bathroom

- Power shower
- Granite flooring
- Underfloor heating
- Extractor
- Medicine cabinet mirror
- LED mirror
- Shaver point
- Twin flush WC
- Spot lights
- Mixer valve

Living room

- White Italian marble fireplace (gas)
- Bamboo flooring
- Spot lights

Kitchen

- Bamboo flooring
- Spotlights
- Extractor
- Built-in powerful electric cooker.

Stairs

- Woolen carpet

Conservatory

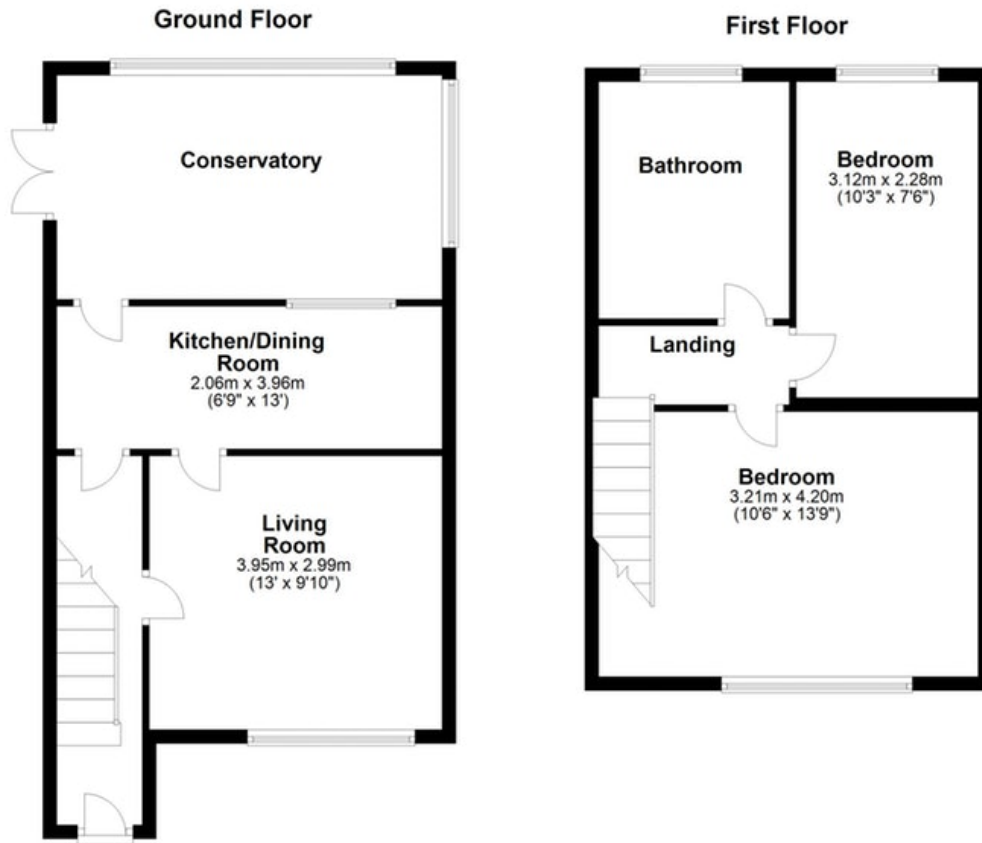
- Bamboo flooring
- Decorated glass
- Fan with remote control
- 600mm dwarf wall
- Convector heater
- Double sockets
- Insulation of base wall
- Double glazed argon gas.
- Blinds
- Double Patio doors
- South facing

Bedrooms

- Laminate flooring

Don't delay - call now to book your viewing!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

19, High Close, BURNLEY, BB12 6PS

Dwelling type: Semi-detached house	Reference number: 9468-2835-6500-9621-1595
Date of assessment: 25 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 October 2019	Total floor area: 59 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:	£ 2,199
Over 3 years you could save	£ 486

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 486 over 3 years </div>
Heating	£ 1,587 over 3 years	£ 1,347 over 3 years	
Hot Water	£ 441 over 3 years	£ 195 over 3 years	
Totals	£ 2,199	£ 1,713	

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: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-x-small;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8BC34A; text-align: center;">(81-91) B</td> <td style="background-color: #FFEB3B; text-align: center;">(69-80) C</td> <td style="background-color: #FFC107; text-align: center;">(55-68) D</td> <td style="background-color: #FF9800; text-align: center;">(39-54) E</td> <td style="background-color: #FF5722; text-align: center;">(21-38) F</td> <td style="background-color: #C0392B; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">63</td> <td style="text-align: center; font-size: 2em;">83</td> </tr> </tbody> </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	83	<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	83																	

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 (solid floor)	£4,000 - £6,000	£ 66
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 315
3 Solar water heating	£4,000 - £6,000	£ 102

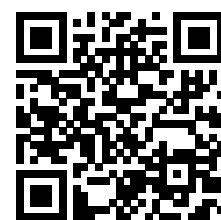
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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