



## Rawthorpe Lane, Huddersfield, HD5

**£90,000**

None

**Tenure:** Leasehold, **Bedrooms:** 2

This property has not to be missed, Well presented throughout and would be ideal for first-time buyers. conveniently located with regular public transport into Huddersfield centre and plenty of local amenities. The property has UPVC double glazing throughout and gas central heating. N

## Key features:

- Ideal first home
- Well presented through out
- Viewings highly recommended
- No Onward chain
- Close to local amenities
- Good transport links

## Extra info:

- **Property Age:** 193 years
- **Council Tax:** Band A (£935.50 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 806 years remaining



This property has not to be missed, Well presented throughout and would be ideal for first-time buyers. conveniently located with regular public transport into Huddersfield centre and plenty of local amenities. The property has UPVC double glazing throughout and gas central heating. No onward chain.

**Entrance:**

Thermally insulated UPVC front door leading into the lounge/diner. There is a coat hanging rail and door leading to the stairs.

**Lounge/Diner:**

15'2" x 13'6" measured into alcoves. Large double glazed UPVC window with opening top vent. Gas living flame, coal effect, fire with surround and real slate hearth. Four double electric socket outlets and one TV aerial socket. Central light fitting & fully fitted beige carpet with quality underlay. Large central heating radiator.

**Inner Lobby:**

Step down to the inner lobby where electricity meters are positioned. Leading off this inner lobby is a small under-stairs storage cellar. Continuing through the inner lobby there is the kitchen.

**Kitchen (Built on side of the house)**

8'10" x 7'2" with double glazed UPVC window with opening top vent. Full range of kitchen units, Medium-sized central heating radiator and four ring gas cooker (New in October 2014) is included. There is also a recirculating cooker hood and space for a fitted washing machine. Central spotlights and down-lighters on character York Stonewall. Flooring is a black slate tile effect laminate with insulation under.

**Stairway:**

Fully carpeted stone stairs lead to the first floor from the entrance lobby.

**Landing:** On the landing, there is a double glazed UPVC window with opening top vent facing East and a small central heating radiator. The pendant light has a decorative rose molding. There is an insulated access hatch leading to the clean, half boarded, insulated spacious loft space. Ideal for light storage. A specialist loft ladder is fitted for ease of access. The gas combi boiler is sited in the loft, on the gable wall.

**Front Bedroom 1:**

10'4" x 8'3" Large double glazed UPVC window with opening top vent and the main panel, fitted with black-out roller blind. Four double electric socket outlets and one TV aerial socket. Central light fitting with decorative plaster rose. Fully fitted beige carpet with quality underlay. Medium-sized central heating radiator.

**Front Bedroom 2:**

7'10" x 7'7" With large double glazed UPVC window with opening top vent and main panel, fitted with black-out roller blind. Four double electric socket outlets and one TV aerial socket. Central light fitting decorative plaster rose. Fully fitted beige carpet with quality underlay. Medium-sized central heating radiator. There is also a built-in hanging wardrobe, with top and bottom shelves.

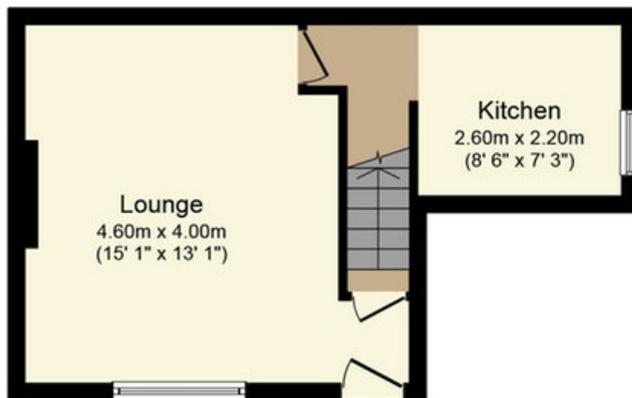
**Family Bathroom:**

10'7" x 4'7" White acrylic bath with stand-up, over-bath shower and safety glass shower screen. Low-level WC and washbasin with pedestal. Two walls fully tiled, flooring is black tile effect laminate with insulation under. Low voltage down-lighters and ceiling extractor fan. There is a large airing cupboard and a chrome-plated towel rail.

**Outside:**

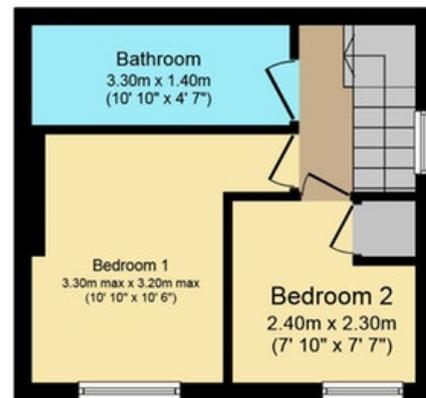
There is a small concreted/paved area to the front of the house with a washing line socket. Parking is also at the front, on the un-adopted lane.

## Floor plan:



### Ground Floor

Floor area 28.0 sq. m. (301 sq. ft.) approx



### First Floor

Floor area 23.0 sq. m. (248 sq. ft.) approx

Total floor area 51.0 sq. m. (549 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**

**25, Rawthorpe Lane, HUDDERSFIELD, HD5 9NJ**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 9704-2828-7791-9401-7071
<b>Date of assessment:</b> 08 November 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 08 November 2019	<b>Total floor area:</b> 52 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>£ 2,040</b>
<b>Over 3 years you could save</b>	<b>£ 777</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 126 over 3 years	£ 126 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save <b>£ 777</b> over 3 years</p> </div>
<b>Heating</b>	£ 1,674 over 3 years	£ 975 over 3 years	
<b>Hot Water</b>	£ 240 over 3 years	£ 162 over 3 years	
<b>Totals</b>	<b>£ 2,040</b>	<b>£ 1,263</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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) <b>A</b></td> <td style="background-color: #8BC34A; text-align: center;">(81-91) <b>B</b></td> <td style="background-color: #FFEB3B; text-align: center;">(69-80) <b>C</b></td> <td style="background-color: #FFC107; text-align: center;">(55-68) <b>D</b></td> <td style="background-color: #FF9800; text-align: center;">(39-54) <b>E</b></td> <td style="background-color: #FF5722; text-align: center;">(21-38) <b>F</b></td> <td style="background-color: #C0392B; text-align: center;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6" style="font-size: x-small; text-align: center;">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; vertical-align: middle;">60</td> <td style="text-align: center; vertical-align: middle;">88</td> </tr> </tbody> </table>	(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>	Not energy efficient - higher running costs						Current	Potential	60	88	<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>
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Not energy efficient - higher running costs																		
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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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 81
2 Internal or external wall insulation	£4,000 - £14,000	£ 546
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 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](http://www.simpleenergyadvice.org.uk) or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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