



## Clement Street, Huddersfield, HD1

**£80,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 3

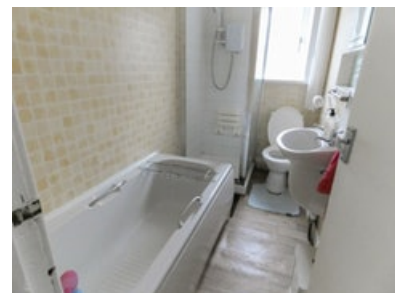
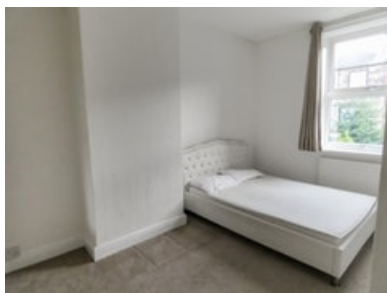
Update 15th January. We are currently in receipt of an offer of £80000. Any parties wishing to make an offer in excess of this must contact us before exchange of contracts. We are pleased to bring to the market this three bedroom rear mid terrace property FOR SALE. Located in the po

## Key features:

- Close to local amenities
- Ideal for first time buyer/investor buy to let
- Rear Off Street Parking
- Three Bedroom Rear Terraced Property
- Open Plan Lounge / Kitchen
- Viewings highly recommended

## Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£935.50 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 899 years remaining



Update on 15th January. We are currently in receipt of an offer of £80000. Any parties wishing to make an offer in excess of this must contact us before exchange of contracts.

We are pleased to bring to the market this three bedroom rear mid terrace property FOR SALE. Located in the popular area of Birkby close to well regarded schools and local amenities, this property would be ideal for a first time buyer or as an investment buy to let. The property is VACANT with no chain.

Briefly comprising of lounge/ kitchen to the ground floor. There is a useful utility cellar that houses storage, sink and washing machine. To the first floor lies two bedrooms with the family bathroom and finally in the attic conversion is the master bedroom.

The property further benefits from a garden, double glazing and central heating throughout and a driveway for off road parking. This property would be perfectly suited for a first-time buyer. Early viewings are advised to avoid disappointment.

## **Lounge / Kitchen** 17' 0" x 15' 0" ( 5.18m x 4.57m )

Enter the property into the open plan lounge and kitchen. The lounge area has a feature fireplace with an electric fire, feature wall lights, and stairs rising to the first-floor landing. The kitchen is fitted with a range of wall and base units with work surfaces over and tiled splashback, it has a one and a half bowl stainless steel sink and drainer, electric oven with a gas hob with a stainless steel cooker hood and extractor fan above. In addition, there is also a central heating radiator, two double glazed uPVC windows to the rear elevation and stairs to the cellar utility.

## **Cellar** / 10' 2" x 8' 3" ( 3.10m x 2.51m )

The provides plumbing for a washing machine and in addition, has a central heating radiator and it houses the central heating boiler.

## **First Floor Landing**

Stairs rise from the open plan lounge to the first-floor landing which gives access to the attic bedroom, bedroom three via a staircase.

## **Bedroom One** 14' 10" x 10' 0" ( 4.27m x 3.05m)

The first bedroom has a central heating radiator and a double glazed uPVC window to the rear elevation.

## **Bedroom Two** 8' 11" x 6' 0" ( 2.77m x 1.83m )

The second bedroom also has a central heating radiator and a double glazed uPVC window to the rear elevation.

## **Bedroom Three** 18' 6" max x 9' 5" max incl staircase + rest heigh ( 5.64m max x 2.87m max incl staircase + rest heigh )

The third bedroom has useful built-in wardrobes and a double glazed Velux window to the rear elevation.

## **Bathroom**

The bathroom is fitted with a four-piece suite comprising of a bath, electric shower cubicle, wash hand basin and a WC. In addition, there is also a central heating radiator and a double glazed uPVC window to the rear elevation.

## **External Details**

To the rear of the property, there is a gate with a driveway providing off-street parking with planted borders to the side.

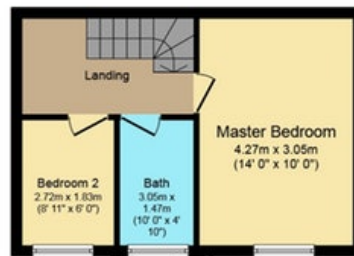
The property is part furnished and includes some appliances and furniture. It includes 2 double beds, a 3 + 2 sofa suite, Hive active heating, 2 camera CCTV system, washing machine and fridge freezer.

**Floor plan:**



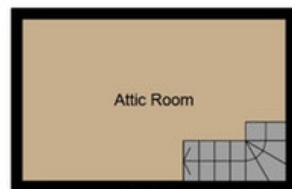
**Ground Floor**

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



**First Floor**

Floor area 29.5 sq. m. (318 sq. ft.) approx



**Attic**

Floor area 16.7 sq. m. (180 sq. ft.) approx

**Total floor area 69.2 sq. m. (745 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**

**55, Clement Street, Birkby, HUDDERSFIELD, HD1 5HE**

<b>Dwelling type:</b> Enclosed Mid-Terrace house	<b>Reference number:</b> 8156-7222-4440-1260-7992
<b>Date of assessment:</b> 10 February 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 04 March 2016	<b>Total floor area:</b> 62 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>£ 3,372</b>
<b>Over 3 years you could save</b>	<b>£ 1,557</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 1,557 over 3 years                 </div>
Heating	£ 2,946 over 3 years	£ 1,491 over 3 years	
Hot Water	£ 297 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 3,372</b>	<b>£ 1,815</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: 0.7em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #70ad47; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #c6e0b4; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #f0e68c; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f4cccc; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #f4b084; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e31a1c; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em;">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;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: #4f81bd;">47</td> <td style="font-size: 2em; color: #70ad47;">83</td> </tr> </table>	Current	Potential	47	83
(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											
47	83											

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.

**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	£ 153
2 Room-in-roof insulation	£ 1,500 - £2,700	£ 792
3 Internal or external wall insulation	£4,000 - £14,000	£ 357

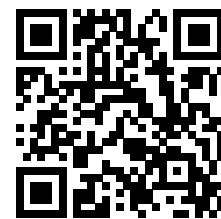
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code