

Grange Cottages, Huddersfield, HD7

£115,000

None

Tenure: Freehold, **Bedrooms:** 2

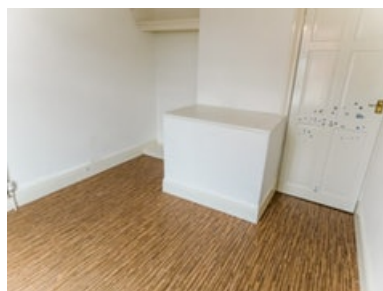
Housesimple is pleased to present this property in Huddersfield.

Key features:

- NO UPPER CHAIN
- IDEAL FIRST HOME
- PARKING
- MODERN FIXTURES AND FITTINGS
- CLOSE TO LOCAL AMENITIES
- GOOD SIZED LIVING AREAS
- SET OVER THREE FLOORS
- TWO DOUBLE BEDROOMS
- LOG BURNER
- VIEWINGS HIGHLY RECOMMENDED

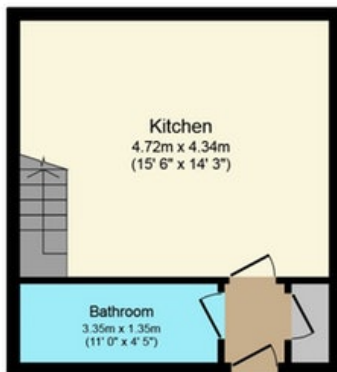
Extra info:

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



NO UPPER CHAIN. This well presented two bedroom terrace property located in the sought after village of Marsden, close to local shops, amenities and commuter networks. Laid out over three floors the accommodation briefly comprises on the lower ground floor; dining kitchen, and bathroom. Spacious lounge on the ground floor and two double bedrooms to the first floor. The property further benefits from double glazing and gas central heating. Externally there is a paved area to the front of the property with off-road parking for one car. Internal inspection is highly recommended to fully appreciate the property on offer, This would make an ideal first home and is ready to move straight into.

Floor plan:



Ground Floor

Floor area 30.0 sq. m. (323 sq. ft.)
approx



First Floor

Floor area 24.0 sq. m. (258 sq. ft.)
approx




Second Floor

Floor area 26.0 sq. m. (280 sq. ft.)
approx

Total floor area 80.0 sq. m. (861 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 

18, Grange Cottages, Marsden, HUDDERSFIELD, HD7 6AJ

Dwelling type: Mid-terrace house **Reference number:** 8504-2204-7722-9496-2703
Date of assessment: 10 March 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 March 2020 **Total floor area:** 78 m²

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:	£ 2,763
Over 3 years you could save	£ 501

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 60px; margin: 0 auto;"> You could save £ 501 over 3 years </div>
Heating	£ 2,301 over 3 years	£ 1,881 over 3 years	
Hot Water	£ 276 over 3 years	£ 195 over 3 years	
Totals	£ 2,763	£ 2,262	

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> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p>Current</p> <p style="font-size: 2em; color: #ffc107;">64</p> </div> <div style="width: 50%; text-align: center;"> <p>Potential</p> <p style="font-size: 2em; color: #4caf50;">82</p> </div> </div>	<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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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 87
2 Internal or external wall insulation	£4,000 - £14,000	£ 333
3 Solar water heating	£4,000 - £6,000	£ 81

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.

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MISREPRESENTATION ACT, 1967.

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