



Dalton Fold Road, Huddersfield, HD5

£90,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

This RECENTLY REDUCED family home being offered with NO ONWARD CHAIN is SPACE & VALUE FOR MONEY ALL UNDER ONE ROOF a PERFECT FIRST TIME BUY & BUY TO LET INVESTORS A LIKE!

Key features:

- IDEAL FIRST HOME OR INVESTMENT PROPERTY
- DECEPTIVELY SPACIOUS
- IF YOU WANT TO MAKE YOUR OWN MARK THIS IS FOR YOU
- CLOSE TO LOCAL AMENITIES
- PRICED TO SELL
- NO ONWARD CHAIN
- RECENTLY REDUCED
- INTERNAL VIEWING A MUST!
- MOTIVATED VENDOR

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band A (£1178.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



**** PERFECT FIRST TIME BUYER OR INVESTMENT - NO ONWARD CHAIN - RECENTLY REDUCED - MOTIVATED VENDOR - INTERNAL VIEWING A MUST! ****

A very spacious two-bedroom stone-built through terrace with no upper chain Gas central heating system with combination boiler and uPVC double glazed window/external doors Large dining kitchen, Separate utility porch and good size keeping cellar to the first floor two good size bedrooms and large bathroom. Rear patio gardens.

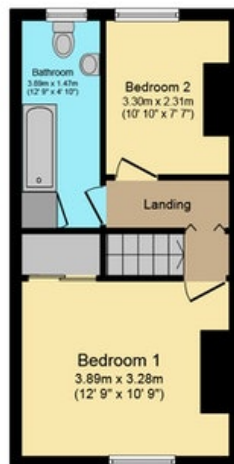
Conveniently placed within this popular residential location, the property is well placed for numerous local amenities and provides excellent access to Huddersfield Town Centre. Competitively priced to attract a swift sale, Ideal for first-time buyers & Buy to Let investors

Floor plan:



Ground Floor

Floor area 33.1 sq. m. (356 sq. ft.) approx



First Floor

Floor area 31.7 sq. m. (341 sq. ft.) approx

Total floor area 66.0 sq. m. (710 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

19, Dalton Fold Road, HUDDERSFIELD, HD5 9NL

Dwelling type: Mid-terrace house **Reference number:** 2198-0076-6272-4520-0270
Date of assessment: 21 February 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 21 February 2020 **Total floor area:** 70 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:	£ 2,370
Over 3 years you could save	£ 681

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 171 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 681 over 3 years </div>
Heating	£ 1,818 over 3 years	£ 1,314 over 3 years	
Hot Water	£ 297 over 3 years	£ 204 over 3 years	
Totals	£ 2,370	£ 1,689	

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

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid #ccc; padding: 5px; margin-right: 5px;">62</div> <div style="border: 1px solid #ccc; padding: 5px; margin-left: 5px;">84</div> </div>	<div style="border: 1px solid #ccc; padding: 5px; margin-right: 5px;">62</div> <div style="border: 1px solid #ccc; padding: 5px; margin-left: 5px;">84</div>	(81-91) B
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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 Internal or external wall insulation	£4,000 - £14,000	£ 387
2 Floor insulation (suspended floor)	£800 - £1,200	£ 126
3 Low energy lighting for all fixed outlets	£20	£ 75

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 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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