



Driveway

Two Bedrooms

Gas Central Heating

Garage

No DSS

Bond £650



43 Ayton Road
Huddersfield, HD3 4TN

Monthly Rental Of
£550

Lounge

Spacious living room having a electric fireplace set onto a marble effect, bricked surround. Two wall light points with main ceiling light, gas central heating radiator underneath double glazed window to the front elevation.

Kitchen 7' 10" x 8' 2" (2.38m x 2.50m)

Equipped with a range of matching modern wood effect floor and wall units with co-ordinating working surfaces and laminate flooring. Including a four ring gas cooker with overhead extractor fan with electric oven, stainless steel sink unit with tiled splash backs. Rear door leading to the side of the property.

Bedroom One 10' 11" x 9' 6" (3.32m x 2.90m)

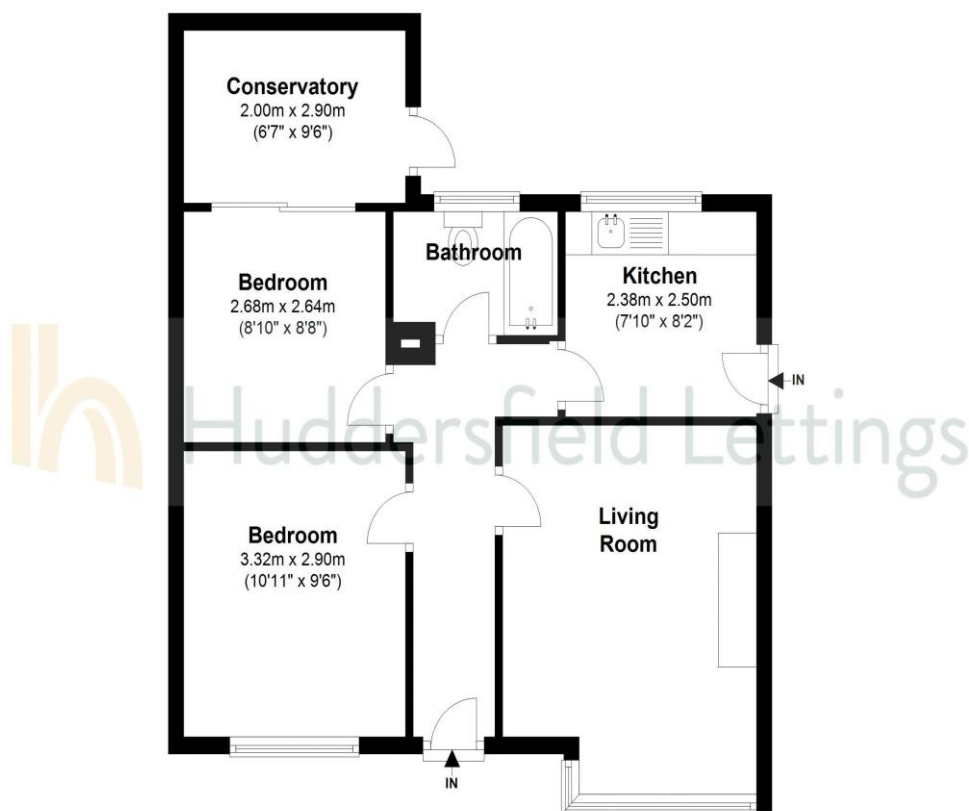
Located to the front of the property, this good sized bedroom has neutral decor finished with carpet. Gas central heating radiator underneath double glazed window.

Bedroom Two 8' 10" x 8' 8" (2.68m x 2.64m)

Located to the rear of the property, this bedroom is linked to the rear conservatory with sliding access doors.

Conservatory 6' 7" x 9' 6" (2.00m x 2.90m)

Ground Floor



This floor plan and the measurements are for visual and marketing purposes only. Measurements are not architecturally accurate but are merely approximations.
Plan produced using PlanUp.

Energy Performance Certificate

43, Ayton Road, HUDDERSFIELD, HD3 4TN

Dwelling type: Semi-detached bungalow
Date of assessment: 16 May 2018
Date of certificate: 17 May 2018

Reference number: 8706-8065-5829-0897-0583
Type of assessment: RdSAP, existing dwelling
Total floor area: 48 m²

Use this document to:

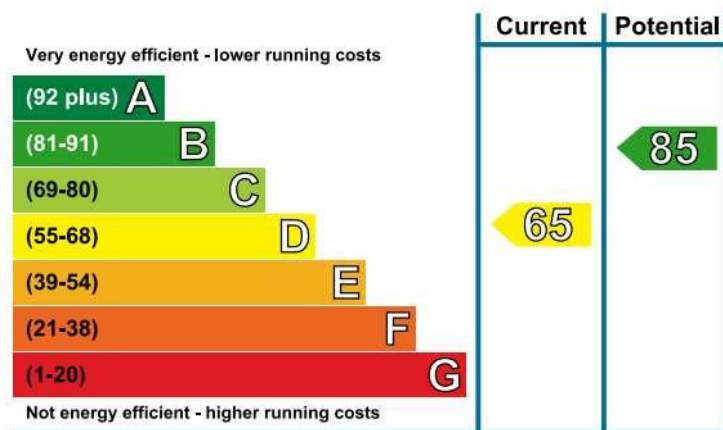
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,842
Over 3 years you could save	£ 288

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 1,383 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 324 over 3 years	£ 213 over 3 years	
Totals	£ 1,842	£ 1,554	

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



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 Floor insulation (suspended floor)	£800 - £1,200	£ 183
2 Solar water heating	£4,000 - £6,000	£ 105
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 801

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.