



Huddersfield

SALES + LETTINGS



Ideal First Time Buyer Opportunity

Great Location

Ready To Move Into

Rear Back-to-Back Property



28 Mount Street
Huddersfield, HD1 3QP

£70,000

Kitchen/Living Room 15' 0" x 12' 2" (4.58m x 3.7m)

This open plan kitchen and living space creates a very modern and comfortable area. The room is generous sized with the kitchen fittings in a good proportion. The fittings consist of a grey gloss base and wall units finished with chrome handles providing plenty of storage space whilst contrasting the monochrome splash back tiles and black worktop incorporating a sink with drainer along with a four ring hob and oven with an extractor fan fitted directly above. This room is finished with lino flooring, spotlight and a large window allowing plenty of natural light in.

Basement 5' 0" x 14' 6" (1.53m x 4.43m)

The basement can be accessed from the living room and is ideal for storage purposes.

Bedroom One 11' 1" x 8' 11" (3.37m x 2.71m)

The master bedroom in this property is of a generous size with plenty of space for furnishings with a large window allowing in natural light to keep the room bright and airy. This room is finished with carpets and painted walls.

Bedroom Two 8' 1" x 6' 5" (2.46m x 1.95m)

This smaller yet reasonably sized bedroom is also finished with carpets, painted walls and a window to the front of the property.

Shower Room 3' 11" x 8' 11" (1.19m x 2.71m)

The shower room is delightfully presented with a three piece suite including a toilet, wash basin and large shower cubicle completed with timeless grey tiling and lino flooring.



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.

28, Mount Street, Lockwood, HUDDERSFIELD, HD1 3QP

Dwelling type:	Mid-terrace house	Reference number:	9498-2044-7254-3071-4964
Date of assessment:	11 April 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 April 2019	Total floor area:	41 m ²

Use this document to:

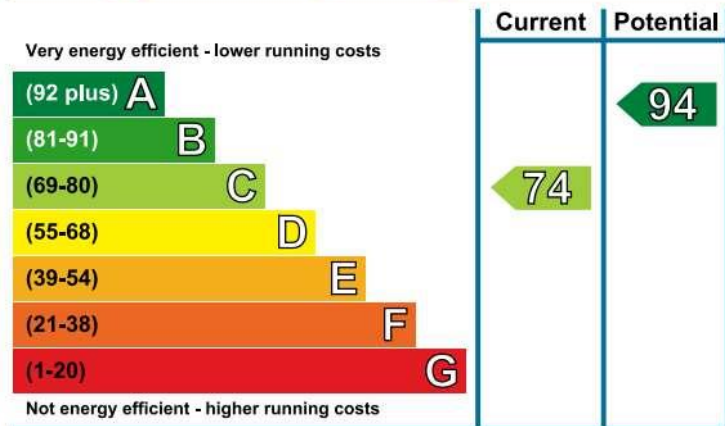
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,167
Over 3 years you could save	£ 222

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	
Heating	£ 852 over 3 years	£ 702 over 3 years	
Hot Water	£ 216 over 3 years	£ 144 over 3 years	
Totals	£ 1,167	£ 945	

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 Internal or external wall insulation	£4,000 - £14,000	£ 105
2 Floor insulation (suspended floor)	£800 - £1,200	£ 48
3 Solar water heating	£4,000 - £6,000	£ 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.