



Huddersfield

SALES + LETTINGS



Great Location

Front Garden

Well Sized Rooms

Ideal Investment



5 Quaker Lane
Huddersfield, HD1 4SL

£105,000

Living Room 16' 10" x 11' 6" (5.12m x 3.5m)

The living room is a large room presented with a central chimney breast and feature fire place and gas fire affixed. The window to the front elevation of the property allows in plenty of natural light through the room. There is a ceiling light point and tasteful decor completing the room.

Kitchen 12' 0" x 4' 4" (3.65m x 1.32m)

The kitchen is a functional and well used space which could benefit from modernisation but is practical at present. There is an assortment of wooden cupboards on base and wall level providing storage space within the kitchen. There is also a four ring gas hob and oven installed along with an extractor fan directly above and sink with drainer. The kitchen is completed with semi tiled walls with paint above and wooden flooring and large window to the rear of the property. External access to the rear of the property as well as a pantry under the stairs which can be used for storage.

First Floor

Bedroom One 16' 8" x 7' 10" (5.08m x 2.40m)

The master bedroom in this property is of a generous size with a window to the front elevation of the property allowing in plentiful natural light. To the advantage of the occupier there is also fitted wardrobes which leaves more floor space for other furnishings.

Bedroom Two 8' 11" x 9' 0" (2.72m x 2.74m)

The second bedroom in this property is a generous sized room with plenty of floor space for furnishings and some fitted wardrobes for convenient storage. There is also a window to the rear of the property.

Bedroom Three 10' 11" x 5' 10" (3.33m x 1.79m)

The third bedroom in this property is a smaller yet reasonably sized room which currently comfortably accommodates a single bed, bedside table, a chest of drawers amongst other furnishings.

Family Bathroom

The family bathroom in this property is complete with a three-piece suite white suite comprising of a W/C, hand basin and bath. There is also a small window to the rear of the property.



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 (EPC)

5 Quaker Lane
HUDDERSFIELD
HD1 4SL

Energy rating

D

Valid until: **13 June 2032**

Certificate number: **7700-7279-0222-2195-3623**

Property type

Mid-terrace house

Total floor area

66 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60