



Huddersfield

SALES + LETTINGS



Ready to move into!

Modern & Immaculate Finish

Off Road Parking

Newly Refurbished

Large Rear Garden on 4 Levels

Viewings Highly Recommended!



12 Scar Grove
Huddersfield, HD4 6BB

£167,500

Living Room 12' 0" x 12' 4" (3.67m x 3.75m)

Upon entering this property you are presented with an entrance lobby with stairs leading onto the first floor and a wooden door to the left leading into the living area. The living room is a cosy and comfortable area presented with laminate flooring complimented by the white wooden skirting boards. The focal wall is exhibited with neutral toned wall paper and a proportionate chimney breast with a coal burner set into the chimney breast on a stone heath giving the room plenty of character. The room is well lit with plenty of natural light coming in from the window to the front elevation of the property and the ceiling light point as well as the two wall lights to either side of the chimney breast.

Kitchen 8' 2" x 12' 4" (2.48m x 3.75m)

Leading on from the living room through an open doorway is the modern and sleek kitchen fitted in this property. Set towards the rear of the property, the fitted kitchen is fitted with an assortment of white gloss wall and base units finished with chrome effect handles with a complimentary matte black finish worktop whilst contrasting the timeless brilliant white walls. Amongst the stylish fittings of this kitchen there is a four-ring electric hob with a black extractor hood presented over this, along with an integrated oven. The fittings also include an inset stainless steel draining sink with a chrome mixer tap set below the window overlooking the rear garden.

Dining Room 7' 10" x 7' 1" (2.4m x 2.15m)

The open plan kitchen leads onto the dining room at the rear of the property with a window overlooking the rear garden. The dining area comfortably accommodates a six seating dining table.

First Floor

Bedroom One 11' 10" x 10' 4" (3.6m x 3.16m)

The master bedroom in this property is a double bedroom of a generous size towards the front of the property with plenty of floor space for furnishings. Whilst being furnished with a

King size bed and other furnishings such as a wardrobe and bedside table this room still feels capacious and airy.

Bedroom Two 8' 4" x 9' 5" (2.55m x 2.87m)

The second bedroom in this property is currently used as a dressing room, with plenty of floor space remaining with fitted wardrobes and a dressing table. The bedroom is completed with a window to the rear elevation of the property, a radiator and a ceiling light point.

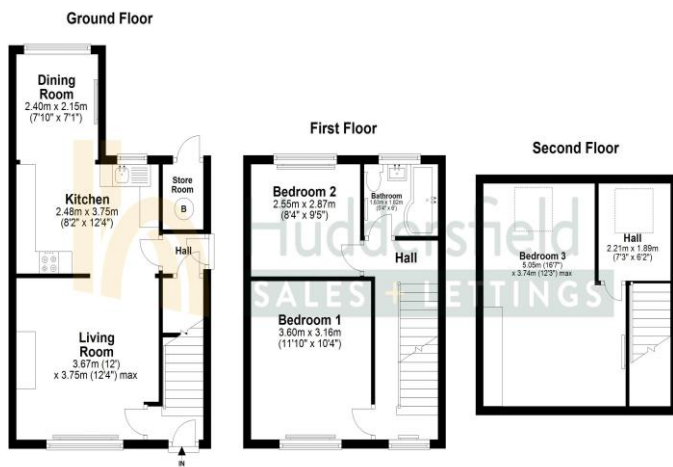
Family Bathroom 5' 4" x 6' 0" (1.63m x 1.82m)

The sleek family bathroom in this property is fitted with a three piece white porcelain suite; a W/C, basin and a L-shaped bath with a shower head and screen also fitted. The bathroom is completed with cream and beige wall tiles, chrome fittings and a frosted window to the rear of the property.

Second Floor

Bedroom Three 16' 7" x 12' 3" (5.05m x 3.74m)

The third bedroom is of a large size with additional alcove storage space which is always a bonus for the next purchaser. The room is bright and airy with plenty of natural light pouring into the room through the large Velux window. This room has previously been furnished with a double bed which was easily accommodated.



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 Planclip.

Energy Performance Certificate

12, Scar Grove, HUDDERSFIELD, HD4 6BB

Dwelling type: Semi-detached house
Date of assessment: 14 July 2014
Date of certificate: 14 July 2014

Reference number: 8434-7123-2730-8594-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 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:	£ 3,480
Over 3 years you could save	£ 1,533

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 105 over 3 years	
Heating	£ 2,982 over 3 years	£ 1,656 over 3 years	
Hot Water	£ 336 over 3 years	£ 186 over 3 years	
Totals	£ 3,480	£ 1,947	

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

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
39	79

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 Cavity wall insulation	£500 - £1,500	£ 513
2 Floor Insulation	£800 - £1,200	£ 156
3 Low energy lighting for all fixed outlets	£20	£ 45

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.