



No Pets/Smokers

One Bedroom

Driveway

Bond: £500



84 Blackhouse Road
Huddersfield, HD2 1AR

Monthly Rental Of
£400

Living Area 17' 6" x 14' 2" (5.34m x 4.33m)

Spacious open plan living room with double glazing window, gas central heating radiator and tv connection point. Finished with neutral coloured walls and wood effect laminate flooring.

Kitchen 17' 6" x 14' 2" (5.34m x 4.33m)

Open plan kitchen consists of white base units with working surfaces, stainless steel sink with mixer taps, four ring gas cooker with electric oven and under counter fridge. Finished with tiled splash backs, neutral coloured walls and wood effect laminate flooring.

Landing

Landing consists of plumbing for washing machine.

Bedroom One 17' 6" x 17' 2" (5.34m x 5.24m)

Large bedroom having two double glazing windows, gas central heating radiator and an en suite bathroom. Contains internet and tv connection point. Finished with neutral coloured walls and wood effect laminate flooring.

En Suite Bathroom 5' 8" x 3' 11" (1.73m x 1.20m)

En suite modern white three piece suit. Consists of, hand wash basin, w/c and electric walk in shower cubicle. Finished with a wall mounted gas central heating radiator and tiled walls and floor.

Basement 17' 6" x 8' 2" (5.34m x 2.50m)

Access through kitchen or external door. Consists of, gas central heating radiator, double glazing window and an en suite bathroom. Finished with neutral coloured walls, carpet and LED spot lights.

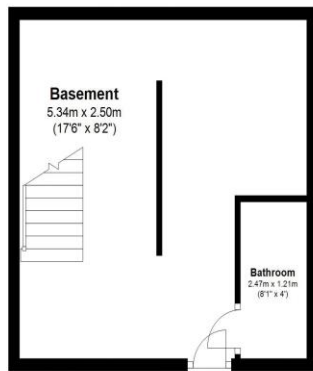
En Suite Bathroom 8' 1" x 4' 0" (2.47m x 1.21m)

Modern white three piece suit. Consists of, hand wash basin, w/c and electric walk in shower cubicle. Finished with a wall mounted gas central heating radiator and tiled walls and floor.

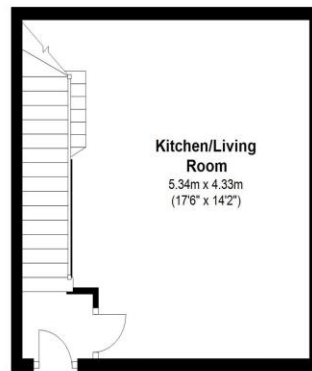
Loft

Ideal for storage. Boiler located within this room.

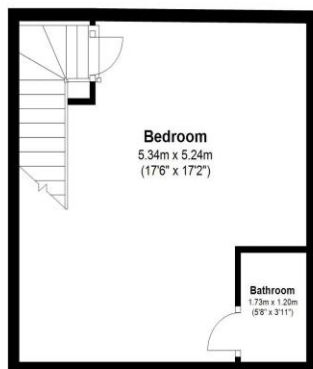
Ground Floor



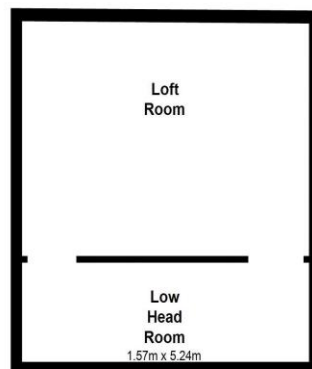
First Floor



Second Floor



Third 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.

84, Blackhouse Road, HUDDERSFIELD, HD2 1AR

Dwelling type: Mid-terrace house
Date of assessment: 23 March 2018
Date of certificate: 23 March 2018

Reference number: 2678-8007-6277-5038-4990
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 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

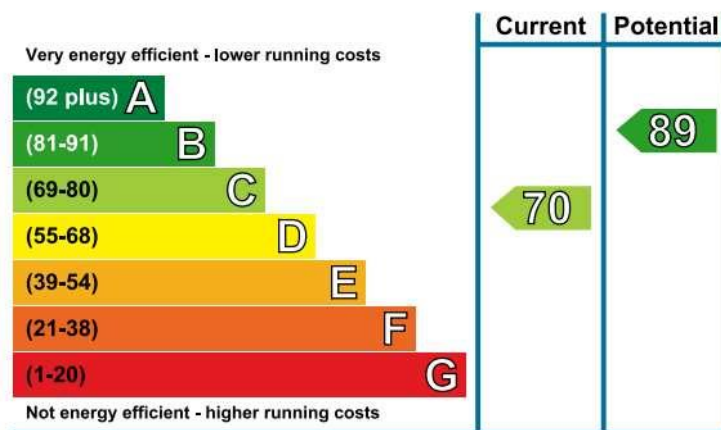
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,938 |
| Over 3 years you could save | £ 522 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 168 over 3 years | £ 168 over 3 years | |
| Heating | £ 1,416 over 3 years | £ 1,011 over 3 years | |
| Hot Water | £ 354 over 3 years | £ 237 over 3 years | |
| Totals | £ 1,938 | £ 1,416 | |

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 Increase loft insulation to 270 mm | £100 - £350 | £ 318 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 90 |
| 3 Solar water heating | £4,000 - £6,000 | £ 117 |

See page 3 for a full list of recommendations for this property.

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.