



Huddersfield Lettings



No Pets/Smokers

£105 PW - Bills Included

Bond: £400 - Single Occupancy

No DSS

£60 PPPW - Based on Couple Sharing - Bills Included

Bond: £500 - Dual Occupancy, Based on Couple Sharing



252B Manchester Road
Huddersfield, HD4 5AE

Weekly Rental Of £105

Bedroom/Living Area

Bedroom consists of bed, wardrobe, desk table with chair, TV access point, gas central heating radiator and double glazing windows. Room leads to kitchen and ensuite bathroom. Finished with wood effect laminate flooring and neutral coloured walls.

Kitchen

Equipped with matching wall and base units, stainless steel sink unit with mixer taps, electric cooker and oven with overhead extractor fan, fridge/freezer, washing machine and dryer available in communal area. Finished with part tiling, wood effect laminate flooring and neutral coloured walls.

Bathroom

Modern fitted three piece suite comprising pedestal wash hand basin, w/c and a shower cubicle. Finished with tiled walls and floor with a wall mounted gas central heating radiator.

252 Manchester Road, HUDDERSFIELD, HD4 5AE

Dwelling type: End-terrace house
Date of assessment: 14 April 2013
Date of certificate: 19 April 2013

Reference number: 0509-2874-7148-9497-2195
Type of assessment: RdSAP, existing dwelling
Total floor area: 115 m²

Use this document to:

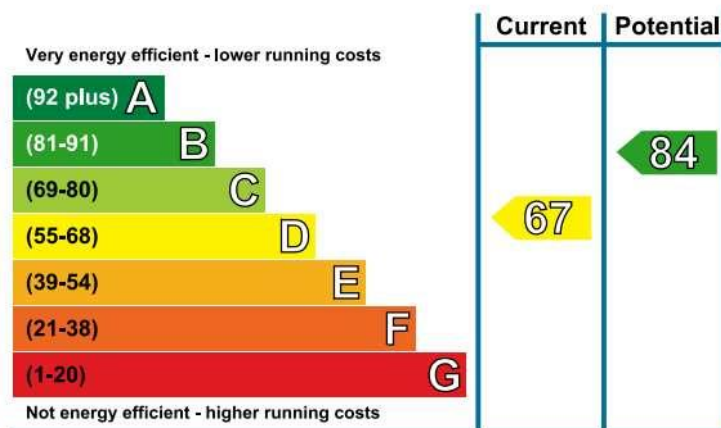
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,697
Over 3 years you could save	£ 735

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 174 over 3 years	
Heating	£ 2,205 over 3 years	£ 1,518 over 3 years	
Hot Water	£ 267 over 3 years	£ 270 over 3 years	
Totals	£ 2,697	£ 1,962	

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	£ 501
2 Floor Insulation	£800 - £1,200	£ 114
3 Low energy lighting for all fixed outlets	£20	£ 42

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.