



Huddersfield

SALES + LETTINGS



Great Location

Front & Rear Garden

Driveway

Ready to move into with NO CHAIN!



29 Manor Park Way
Huddersfield, HD8 0AJ

£265,000

Entrance Hallway 9' 6" x 3' 11" (2.9m x 1.2m)

Upon entering the property you are presented with an entrance hallway providing access into the kitchen as well as the dining room and the door going into the living room.

Kitchen 9' 6" x 9' 1" (2.9m x 2.77m)

This clean, compact and sleek kitchen is towards the front of the property with a window overlooking the front garden. Completed with light wood cupboards on both base and wall level finished with chrome handles, a five ring hob with an extractor fan fitted directly above and a sink with drainer, there is plenty of storage space within this kitchen. Further fittings also incorporate an integrated Bosch oven and grill, fridge freezer and a washing machine. The sleek kitchen has a granite finish worktop complimented by the fully tiled walls and the lino flooring. The kitchen is separated from the dining room with a hallway in between.

Dining Room 9' 6" x 7' 5" (2.9m x 2.27m)

The dining room is a well sized room that easily accommodates a dining table and other furnishings if desired and has plenty of natural light coming in from the window to the side elevation of the property.

Living Room 12' 7" x 18' 7" (3.84m x 5.66m)

Situated to the front of the house is this generous sized, airy and well presented living room with large windows allowing in plenty of natural light. The remote controlled electric fire is set into the stone featured fireplace boasting character across the feature wall which is currently finished with wallpaper and two wall lights matching the ceiling light. This room is neatly finished with white plaster coving and skirting boards and is full carpeted. There is two internal doors leading into the hallways of the property.

Bedroom One 9' 8" x 17' 3" (2.94m x 5.25m)

The master bedroom in this bungalow is a of a substantial size with a large window overlooking the rear garden. There is a range of fitted wooden wardrobes in very good condition in this room with overhead storage allowing plenty of floor space for a bed and other furnishings. The room is

completed with a white wooden finish on the skirting boards and coving with a ceiling light point.

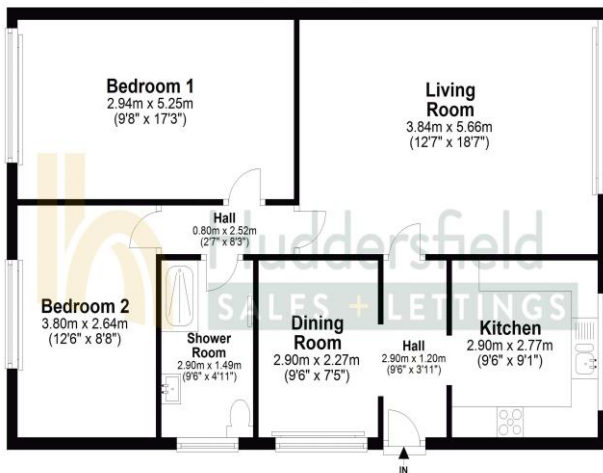
Bedroom Two 12' 6" x 8' 8" (3.8m x 2.64m)

The second bedroom in this property is a smaller yet reasonable sized bedroom also furnished with fitted wardrobes to the advantage of the next occupier; this provides plenty of floor space for other furnishings. There is also a large window to the rear elevation of the property.

ShowerRoom 9' 6" x 4' 11" (2.9m x 1.49m)

The sleek and contemporary shower room in this property is fitted with a three piece suite comprising of a W/C, vanity basin and a walk-in shower cubicle. This modish bathroom is finished with chrome fittings, a wall mounted mirror and a frosted window to the side elevation and also has underfloor heating fitted.

Ground 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.

29, Manor Park Way, Lepton, HUDDERSFIELD, HD8 0AJ

Dwelling type: Detached bungalow
Date of assessment: 14 September 2020
Date of certificate: 14 September 2020
Reference number: 0674-2824-7113-2090-2825
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 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:	£ 2,775
Over 3 years you could save	£ 489

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 2,313 over 3 years	£ 1,902 over 3 years	
Hot Water	£ 237 over 3 years	£ 159 over 3 years	
Totals	£ 2,775	£ 2,286	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>63</p>	<p>80</p>

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 Floor insulation (suspended floor)	£800 - £1,200	£ 321
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 90
3 Solar water heating	£4,000 - £6,000	£ 78

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.