



17a Wakefield Road
Hipperholme
HX3 8AA

T: 01422 415776

T: 01484 530054

W: www.sw-property.co.uk

E: info@sw-property.co.uk

Market St,
Milnsbridge,
Huddersfield,
West Yorkshire.
HD3 4HT

£325 Monthly *



Ref: IMP_1060

Viewing Instructions:



General Description

This 2 bed first floor flat is situated above a furniture shop in the heart of Milnsbridge in the Colne Valley. With a spacious lounge, kitchen, shower room and two bedrooms, the property also enjoys double glazing and electric heating. The location is great for access to Huddersfield town centre or the M62 - ideal for commuters, single occupancy or couples wanting to be in the heart of a village community close to shops and restaurants.

Accommodation



Not Specified

Bedroom 2

Services

Council Tax

Band A



Energy Performance Certificate

Flat, 64, Market Street, Milnsbridge, HUDDERSFIELD, HD3 4HT

Current rating: 10 (D) Date of assessment: 16 October 2014

Reference number: HD3/14/0176-241-0992
 Type of assessment: RIBA/R20-2012
 Meter location: 62/107

Use this document to compare current ratings of energy and energy efficiency with other properties.

Estimated energy costs of owning for a year: £ 5,142

Owner's likely fuel costs for a year: £ 3,749

Estimated energy costs of this home	Estimated costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 135 over 3 years	£ 15
Heating	£ 4,000 over 3 years	£ 3,500 over 3 years	£ 500
Hot Water	£ 204 over 3 years	£ 204 over 3 years	£ 0
Total	£ 4,354	£ 3,839	£ 515

These figures show how much the average household would spend in this property for heating, lighting and hot water over a 3-year period. They are based on the current energy efficiency of the property and the current energy prices.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the more your home is likely to save. The current rating shows the effect of undertaking the improvements on page 6, starting in the order shown. The energy efficiency rating for a dwelling in the current state is 10 (D).

Recommended measures

Measure	Indicative cost	Typical savings over 3 years	Potential, with grants
1. Increase loft insulation to 270 mm	£ 100 - £ 300	£ 174	£ 174
2. Upgrade or replace wall insulation	£ 4,000 - £ 6,000	£ 1,169	£ 1,169
3. Upgrade heating	£ 400 - £ 1,500	£ 36	£ 36

The graph shows the full set of recommendations for this property.

Page 1 of 4

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Performance Certificate



© Crown copyright 2009

Flat, 64, Market Street, Milnsbridge, HUDDERSFIELD, HD3 4HT

Dwelling type: Top-floor flat
Date of assessment: 16 October 2014
Date of certificate: 16 October 2014
Reference number: 8044-7020-2679-3916-0992
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 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: £ 5,142

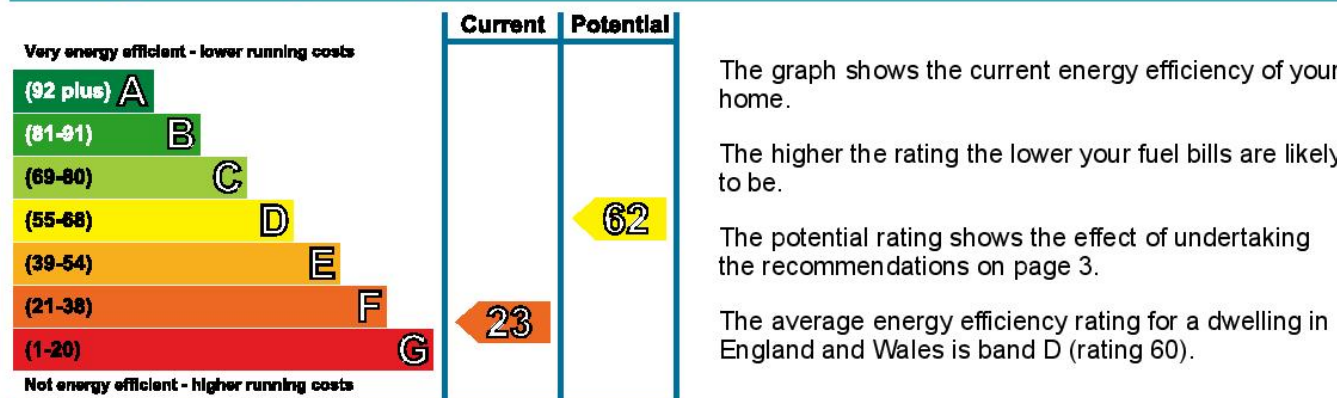
Over 3 years you could save £ 2,748

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 138 over 3 years	
Heating	£ 4,452 over 3 years	£ 1,698 over 3 years	
Hot Water	£ 504 over 3 years	£ 558 over 3 years	
Totals	£ 5,142	£ 2,394	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 174	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,167	✓
3 Draught proofing	£80 - £120	£ 36	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.