

# bramleys

# For Sale

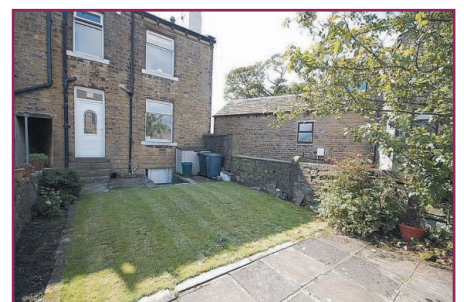
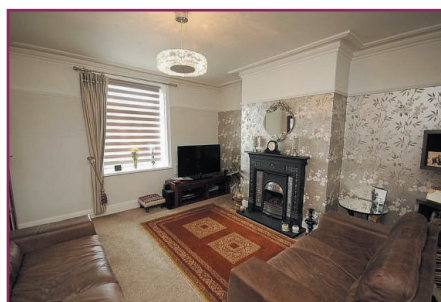
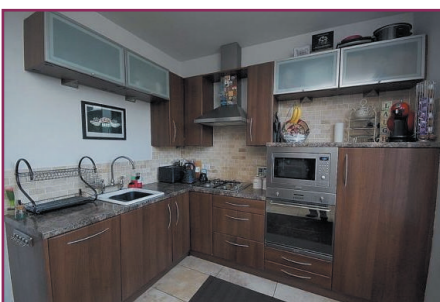
764 NEW HEY ROAD  
OUTLANE  
HUDDERSFIELD  
HD3 3YJ

RESIDENTIAL SALES

£169,950



- 3 BEDROOM END TERRACE
- MODERN FITTED KITCHEN AND BATHROOM
- GARDENS TO THE FRONT AND REAR
- ACCESS TO THE M62 MOTORWAY
- IDEAL FOR THE FIRST TIME BUYER OR YOUNG AND GROWING FAMILY





Offered for sale is this deceptively spacious stone built through terraced property. Situated in the sought after area of Outlane, it is conveniently located for access to the M62 motorway network and well regarded local schooling. The property enjoys far reaching views and would make an ideal purchase for the first time buyer, young and growing family or those looking to downsize from a larger style property. Having been tastefully upgraded by the current vendors, it is well worthy of an internal inspection to appreciate the accommodation which comprises in brief:- entrance hall, lounge, kitchen, lower ground floor cellar, first floor landing, 3 bedrooms and bathroom. Energy Rating: E

**The accommodation briefly comprises:-**

**GROUND FLOOR:**

Enter the property through a uPVC external door into:-

**Entrance Hall**

Having a central heating radiator.

**Lounge**

4.52m x 4.09m (14'10" x 13'5")

The focal point of this well proportioned reception room is a living flame gas fire with decorative surround. There is ceiling coving, picture rail decor, uPVC double glazed window and a central heating radiator.



**Kitchen**

4.62m x 2.79m (15'2" x 9'2")



Located to the rear of the property, being fitted with a matching range of wall and base units with working surface over, an array of integrated appliances including Smeg 4 ring gas hob, separate integrated

microwave and oven, overhead extractor and integrated CDA dishwasher. There is a uPVC double glazed window, part tiled walls, central heating radiator and a uPVC external door giving access to the rear garden. A further door gives access to the lower ground floor cellar.



**LOWER GROUND FLOOR:**

**Cellar**

Having plumbing for an automatic washing machine, sink unit and uPVC double glazed window.

**FIRST FLOOR:**

**Landing**

Having a loft access point with pull down ladder.

**Bedroom 1**

4.57m x 3.35m max. (15'0" x 11'0" max.)

This well proportioned room has a central heating radiator, uPVC double glazed window and cast iron fireplace.



### Bedroom 2

2.84m x 2.69m exc. cupboards (9'4" x 8'10" exc. cupboards)

Located to the rear of the property and enjoying fantastic far reaching views. There are 2 fitted cupboards to the alcoves, central heating radiator and uPVC double glazed window.



### Bedroom 3

2.16m x 1.63m (7'1" x 5'4")

Having a fitted cupboard over the bulk-head, central heating radiator and a uPVC double glazed window.

### Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap, thermostatic mixer shower over and glass shower screen. There is a central heating radiator, uPVC double glazed window and fully tiled walls and floor.



### OUTSIDE:

To the front of the property there is a buffer garden. To the rear there is a flagged patio area, section of lawned garden, further flagged seating area and mature shrubs and trees.



### COUNCIL TAX BAND:

B

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

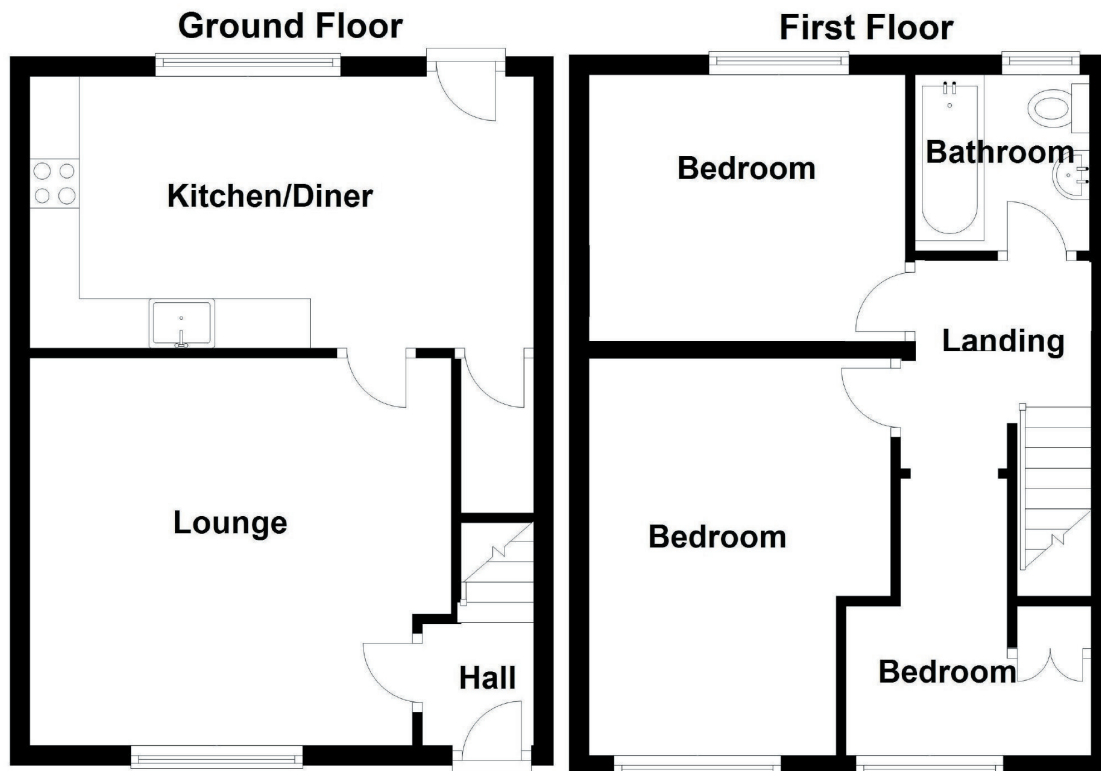
### ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### DIRECTIONS:

Leave Huddersfield via Trinity Street (A640), proceed straight across the roundabout at Gledholt onto Westbourne Road. Follow this road which then becomes New Hey Road, at the Bay Horse roundabout go straight ahead towards Outlane and at the next roundabout take the 2nd exit over the motorway bridge. The property will be found on the right hand side identified by a Bramleys for sale board.





### Energy Performance Certificate

**764, New Hey Road, HUDDERSFIELD, HD3 3YJ**

**Dwelling type:** End-terrace house  
**Date of assessment:** 16 August 2019  
**Date of certificate:** 16 August 2019

**Reference number:** 8507-0966-6729-4196-0813  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 75 m<sup>2</sup>

**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

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 4,194</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 2,322</b> |

**Estimated energy costs of this home**

|               | Current costs        | Potential costs      | Potential future savings  |
|---------------|----------------------|----------------------|---|
| Lighting      | £ 309 over 3 years   | £ 174 over 3 years   | <div> <div></div> <div>You could save £ 2,322 over 3 years</div> </div> |
| Heating       | £ 3,540 over 3 years | £ 1,500 over 3 years |   |
| Hot Water     | £ 345 over 3 years   | £ 198 over 3 years   |   |
| <b>Totals</b> | <b>£ 4,194</b>       | <b>£ 1,872</b>       |   |

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

Not energy efficient - higher running costs

**Current** 41

**Potential** 64

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 | £ 1,458                      |
| 2 Floor insulation (suspended floor)        | £800 - £1,200    | £ 303                        |
| 3 Low energy lighting for all fixed outlets | £35              | £ 114                        |

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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