

# bramleys

# For Sale

**33 TOFTS GROVE  
RASTRICK  
HD6 3XG**

**RESIDENTIAL SALES**

**£199,950**



- **MODERN DETACHED PROPERTY**
- **GENEROUS CORNER PLOT**
- **ATTRACTIVELY PRESENTED**
- **LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY**
- **THREE BEDROOMS AND HOUSE BATHROOM**
- **ENERGY RATING E**



*This 3 bedroomed detached property has been extended from its original form by way of a conservatory to the side and is being offered for sale with vacant possession upon legal completion. The property has a modern fitted kitchen and bathroom, gas fired central heating and sealed unit double glazing. Being located approximately 1 mile from the centre of Brighouse, access can be gained to the M62 at both junctions 24 & 25, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. Energy Rating: D*

**The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

##### **Entrance Hall**

A uPVC double glazed entrance door gives access to the main entrance hall which has a central heating radiator and further door leading to the:-

##### **Lounge**

5.03m x 3.28m (16'6" x 10'9")

Having uPVC double glazed windows to both the front and side, gas and coal effect living flame fire set onto a marble effect hearth and back cloth, ceiling coving, 2 central heating radiators and built-in understairs store cupboard.



##### **Dining Room**

3.45m x 2.62m (11'4" x 8'7")

Having a central heating radiator and uPVC double glazed window.



##### **Kitchen**

3.43m x 2.29m (11'3" x 7'6")

Having a range of matching modern floor and wall units with laminated working surfaces, part tiling to the walls, 4 ring gas hob with in-built oven and grill, overhead extractor fan and light, inset stainless steel sink unit with mixer tap and side drainer, plumbing for automatic washing machine, central heating radiator, uPVC double glazed window and tiled flooring which extends via the archway into the:-



##### **Conservatory**

2.06m max x 2.95m max (6'9" max x 9'8" max)

Set onto a stone base with sealed unit double glazed windows to 3 sides and French doors leading directly onto the side terrace. There is also a central heating radiator.



#### **FIRST FLOOR:**

##### **Landing**

Having a uPVC double glazed window.



### Bedroom 1

3.51m x 3.20m (11'6" x 10'6")

Having a central heating radiator and uPVC double glazed window.



### Bedroom 2

3.15m x 2.90m (10'4" x 9'6")

Having a uPVC double glazed window, central heating radiator and large built-in double robe.



### Bedroom 3

2.36m x 2.01m (7'9" x 6'7")

Having a uPVC double glazed window and central heating radiator.

### Family Bathroom

Having a 3 piece white suite comprising low flush toilet, pedestal wash basin and corner panelled bath with overhead shower. There is a central heating radiator and uPVC double glazed window.



### OUTSIDE:

To the front is a lawned garden with stone boundary walling. The garden extends to the side of the property and to the rear is a tarmac side driveway, accessed via the wrought iron gates, leading to the detached single garage.

### COUNCIL TAX BAND:

D

### 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 01422 374811. 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:

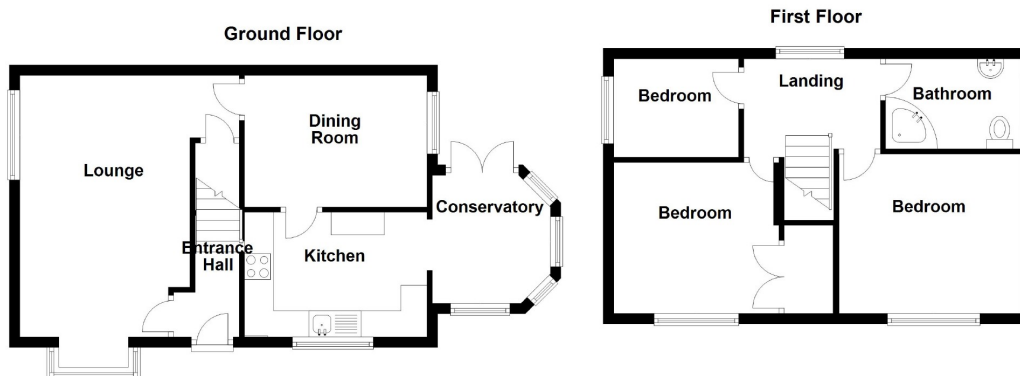
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### 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 our Elland office travelling down Victoria Road onto Southgate. At the roundabout turn left and then immediately right onto the B6114 Dewsbury Road. Continue all the way to the top of the hill and turn left at the traffic lights onto the A643 Crowtrees Lane. Continue down the hill and on reaching the double mini roundabouts turn left onto Delf Hill Road. Take the second turning on the right into Tofts Grove where the property can be found on the right hand side at the junction with Crowtrees Park.



### Energy Performance Certificate

**33, Tofts Grove, BRIGHOUSE, HD6 3XG**

**Dwelling type:** Detached house  
**Date of assessment:** 21 September 2017  
**Date of certificate:** 21 September 2017

**Reference number:** 0895-2879-6717-9823-3885  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 84 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>£ 2,991</b>
<b>Over 3 years you could save</b>	<b>£ 780</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 168 over 3 years	
Heating	£ 2,298 over 3 years	£ 1,884 over 3 years	
Hot Water	£ 354 over 3 years	£ 159 over 3 years	
<b>Totals</b>	<b>£ 2,991</b>	<b>£ 2,211</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

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	£ 132
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135
3 Low energy lighting for all fixed outlets	£50	£ 147

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](http://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.

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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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