

bramleys



34 Manor Street
Primrose Hill
Huddersfield
HD4 6NW

£50,000

Professionalism with Independence



14 St Georges Square, Huddersfield, HD1 1JF
t: 01484 530361

Offered for sale is this 2 bedroom front terraced property which is situated in the popular residential area of Newsome. With easy access to Huddersfield town centre, Huddersfield University and the amenities in Newsome village, the property would ideally suit the first time buyer or buy-to-let investor alike. Having a good size lounge, uPVC double glazing and low maintenance front garden, the property does require a programme of improvement and upgrading which has been reflected within the asking price. An internal viewing is highly recommended to appreciate the potential on offer. Energy Rating: F

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Entrance Hall

Having timber and glazed sliding doors into the lounge.

Lounge

4.14m x 3.73m (13'7" x 12'3")

Having built-in cupboards, drawers and a uPVC double glazed window.



Kitchen

3.38m x 1.96m (11'1" x 6'5")

Having wall cupboards, inset sink unit, uPVC double glazed window, door accessing the lower ground floor cellar and uPVC double glazed rear access door.



FIRST FLOOR:

Landing

Having a uPVC double glazed window and built-in cupboards.

Bedroom 1

4.09m x 2.36m (13'5" x 7'9")

Having built-in cupboards and uPVC double glazed window.



Bedroom 2

3.18m x 1.88m (10'5" x 6'2")

Having a uPVC double glazed window.



Bathroom

Having a 3 piece white suite comprising low flush WC, pedestal wash basin, panelled bath and uPVC double glazed window.



OUTSIDE:

There is low maintenance paved garden to the front.

COUNCIL TAX BAND:

A

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:

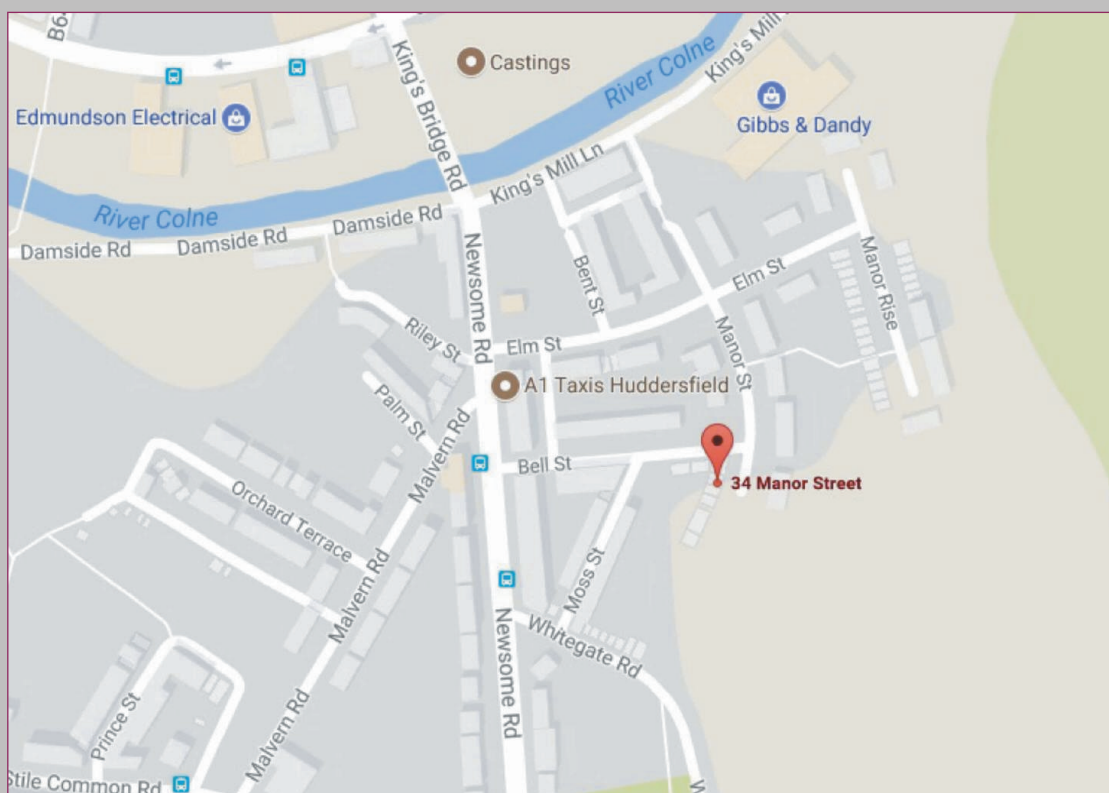
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

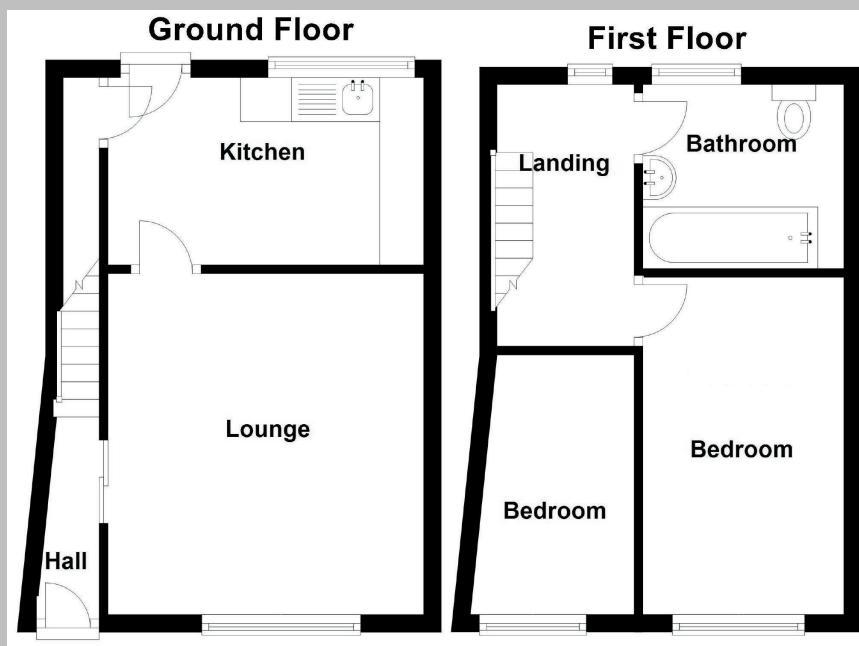
ON-LINE CONVEYANCING SERVICES:

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 Chapel Hill (A616) and take the second left turning into Milford Street. At the end of the street turn right into Queen Street South, left into Firth Street, immediate right into Kingsbridge Road passing through the traffic lights. Take the second left turning into Bell Street, follow this road until its conclusion, turn right into Manor Street where the property will be found on the right hand side.





Energy Performance Certificate

HM Government

34, Manor Street, HUDDERSFIELD, HD4 6NW

Dwelling type: Mid-terrace house
 Date of assessment: 01 November 2017
 Date of certificate: 01 November 2017

Reference number: 9153-2849-7994-9703-6965
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 68 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:	£ 4,434
Over 3 years you could save	£ 2,481

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 144 over 3 years	You could save £ 2,481 over 3 years
Heating	£ 3,324 over 3 years	£ 1,602 over 3 years	
Hot Water	£ 927 over 3 years	£ 207 over 3 years	
Totals	£ 4,434	£ 1,953	

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

Current	Potential
81	35

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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 894	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 279	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 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 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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