

# bramleys



45 Kennedy Avenue  
Fixby  
Huddersfield  
HD2 2HH

Reduced To £220,000

*Professionalism with Independence*



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## FREEHOLD

Offered for sale with vacant possession upon legal completion is this 3 bedroom semi detached family home. Having been extended from its original form by way of a single storey extension to the rear which provides an extra reception room and larger breakfast kitchen. The property has modern fitted uPVC double glazed windows and a gas fired central heating system, however does require some modernisation and upgrading. Situated in the much sought after area of Fixby, the property also has a loft conversion which currently provides useful additional storage but could be used as further accommodation subject to any necessary local authority consents. Externally there are gardens to both front and rear, together with driveway and garage which provide ample off road parking. The property is conveniently situated for access to the M62 motorway network. Energy Rating: D

The accommodation briefly comprises:-

### GROUND FLOOR:

Enter the property through a uPVC external door into:-

#### Enclosed Porch

Being of dwarf wall and uPVC double glazed construction.

#### Entrance Hall

Having a central heating radiator and fitted cupboard.

#### Lounge/Dining Area

7.57m x 3.48m max. / 2.87m min. (24'10" x 11'5" max. / 9'5" min.)

This well proportioned reception room has a uPVC double glazed bay window and 2 central heating radiators.



#### Breakfast Kitchen

5.49m x 2.67m (18'0" x 8'9")

Being fitted with a matching range of wall and base units with working surface over, space and plumbing for a gas range style cooker with overhead extractor, 1½ bowl sink with side drainer and mixer tap, space and plumbing for a washing machine, part tiled walls, tiled floor, understairs storage cupboard, wall mounted combination boiler, central heating radiator, uPVC double glazed window and a uPVC external door giving access to the side elevation.



#### Dining Room

2.87m x 2.64m (9'5" x 8'8")

Having a central heating radiator and a set of uPVC double glazed patio doors giving access to the rear garden.



### FIRST FLOOR:

#### Landing

#### Bathroom

Furnished with a 3 piece coloured suite incorporating low flush WC, pedestal wash hand basin and corner panelled bath. There are part tiled walls, a uPVC double glazed window and a central heating radiator.



### Bedroom 1

3.71m x 3.35m (12'2" x 11'0")

Having a central heating radiator and uPVC double glazed window.



### Bedroom 2

3.35m x 2.67m (11'0" x 8'9")

Having a central heating radiator and uPVC double glazed window.

### Bedroom 3

2.67m x 2.06m (8'9" x 6'9")

Having a central heating radiator and uPVC double glazed window.

### SECOND FLOOR:

#### Attic Room

3.78m x 3.43m (12'5" x 11'3")

Having a Velux window and central heating radiator.

### OUTSIDE:

Externally there are gardens to both front and rear. To the front there are some mature shrubs, trees and tarmacadam driveway which leads to a detached garage. To the rear there is a section of lawned garden with further mature shrubs and trees.

### COUNCIL TAX BAND:

C

### 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:

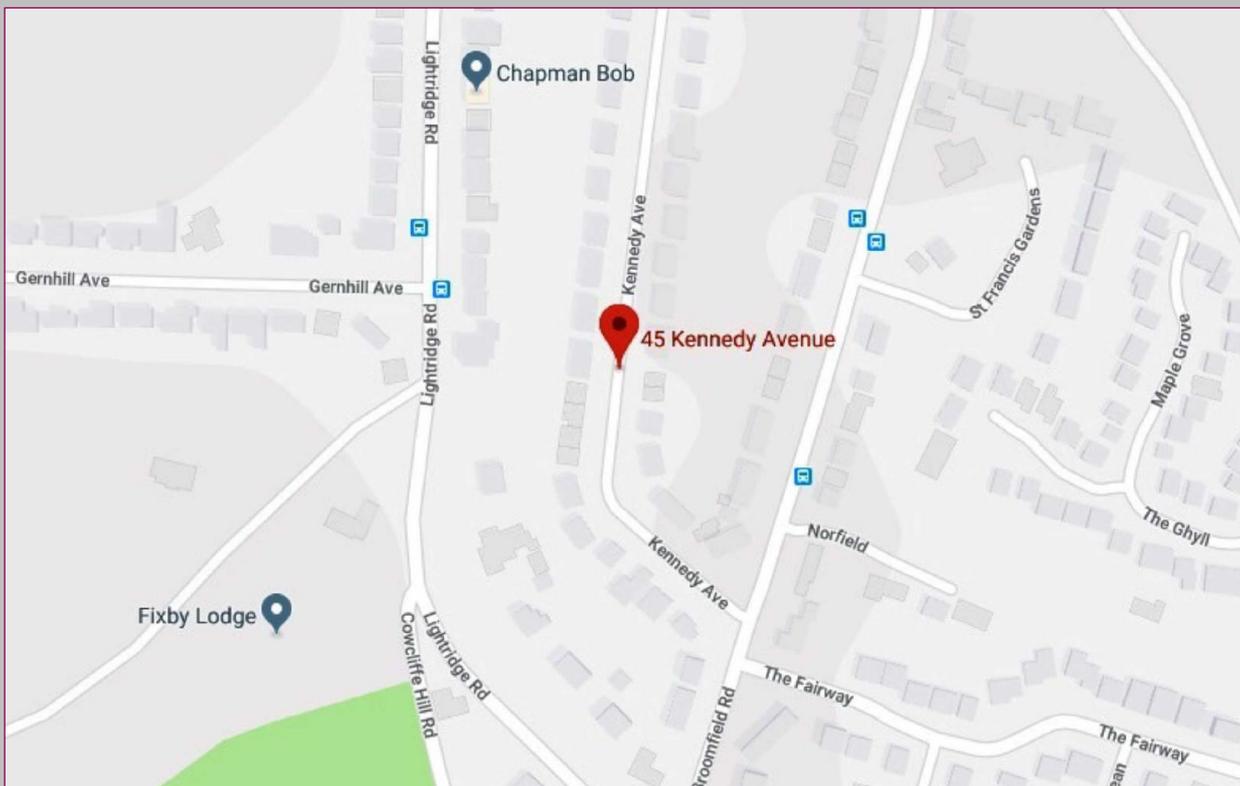
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

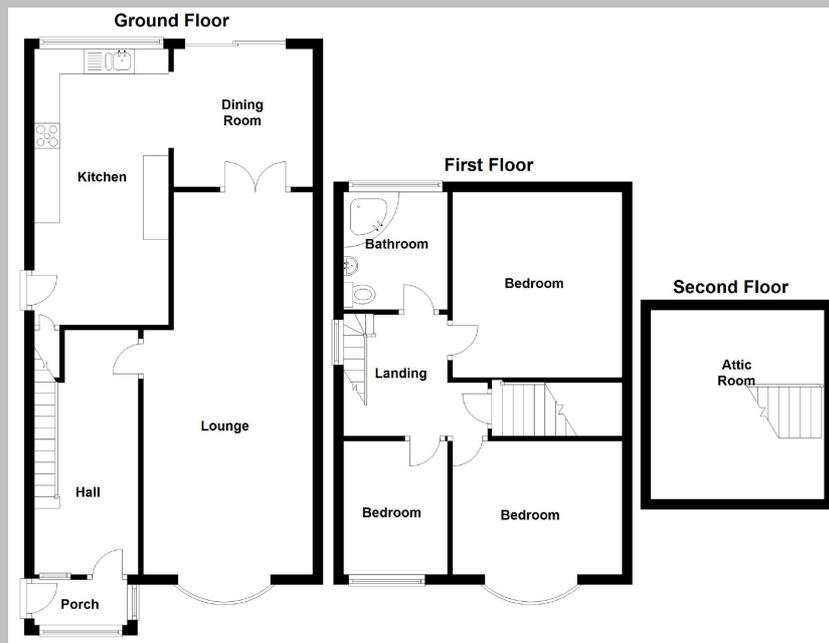
### ON-LINE CONVEYANCING SERVICES:

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 Bradford Road (A641) passing through the traffic lights at Hill House and Fartown Bar. Continue along the main road passing through the roundabout by Asda Supermarket. Continue climbing up the hill to the roundabout at Fixby taking the left hand turning into Fixby Road. Continue along this road and immediately after passing Fixby Stores which is on your left hand side turn left into Kennedy Avenue and the property will be found on your left hand side identified by a Bramleys for sale board.





## Energy Performance Certificate

45, Kennedy Avenue, HUDDERSFIELD, HD2 2HH

Dwelling type: Semi-detached house Reference number: 7408-2072-7248-6008-0974  
 Date of assessment: 30 August 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 30 August 2018 Total floor area: 121 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

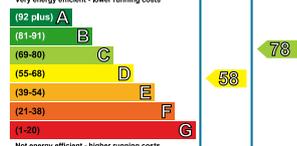
Estimated energy costs of dwelling for 3 years:	£ 3,936
Over 3 years you could save	£ 1,137

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 228 over 3 years	
Heating	£ 3,252 over 3 years	£ 2,352 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,936</b>	<b>£ 2,799</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



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 Room-in-roof insulation	£1,500 - £2,700	£ 495
2 Cavity wall insulation	£500 - £1,500	£ 300
3 Floor insulation (suspended floor)	£800 - £1,200	£ 123

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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