

bramleys



Apartment 3
12 Kaffir Road
Edgerton
Huddersfield
HD2 2AN

£220,000

Professionalism with Independence



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

Occupying a pleasant tree lined location in the sought after area of Edgerton is this beautifully and sympathetically converted house. The house retains many of the original features including the beautiful stone portico to the main entrance and has now been converted into six high specification apartments. There are a number of variations in size and layout meaning there will be a property within this development to suit most prospective buyers requirements. Having high quality fixtures and fittings, together with integrated appliances to the kitchen, they would make ideal purchases for an array of buyers including professional people, those looking towards retirement and first time buyers. The apartments will come with either one or two designated parking spaces and there are two garages available for those needing extra storage. An early internal inspection is highly recommended to appreciate the quality of property on offer.

The accommodation briefly comprises:-

COMMUNAL ENTRANCE:

Enter the communal entrance hall via an external door. Apartment 3 is located on the ground floor of the building.

GROUND FLOOR:

Lounge

6.55m x 5.41m (21'6" x 17'9")

This well proportioned room has access from the communal entrance hall, having floor to ceiling sash windows to the bay and a further sash window to the front elevation. There is solid oak flooring and an electric night storage heater.



Kitchen

2.57m x 3.81m (8'5" x 12'6")

Having a bay window with far reaching views over woodland. The kitchen comprises of a range of modern wall and base units with complementary working surface over, integrated 4 ring electric induction hob, oven and extractor. There is a fridge freezer, dishwasher, solid wood floor and 4 sash windows.



Hallway

Having a utility cupboard which has plumbing for a washing machine.

Bathroom

Comprising of a 3 piece white suite incorporating concealed cistern WC, vanity sink unit and bath. The walls are fully tiled, the floor is tiled, there is a heated towel rail and inset ceiling spotlights.



Bedroom 1

3.68m x 2.92m max (12'1" x 9'7" max)

Having double doors into a useful storage space which houses the central heating boiler, sash window and electric night storage heater.



En Suite

Comprising of a 3 piece incorporating concealed cistern WC, vanity sink unit and quadrant shower cubicle. The walls are partially tiled, there are inset ceiling spotlights, heated towel rail, fully tiled walls and a tiled floor.



Bedroom 2

2.67m x 4.29m (8'9" x 14'1")

Having a sash window overlook the rear elevation and an electric night storage heater.



OUTSIDE:

The apartment comes with 2 allocated parking spaces.

GROUNT RENT:

£175.00 per annum

SERVICE CHARGES:

£100.00 per month

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:

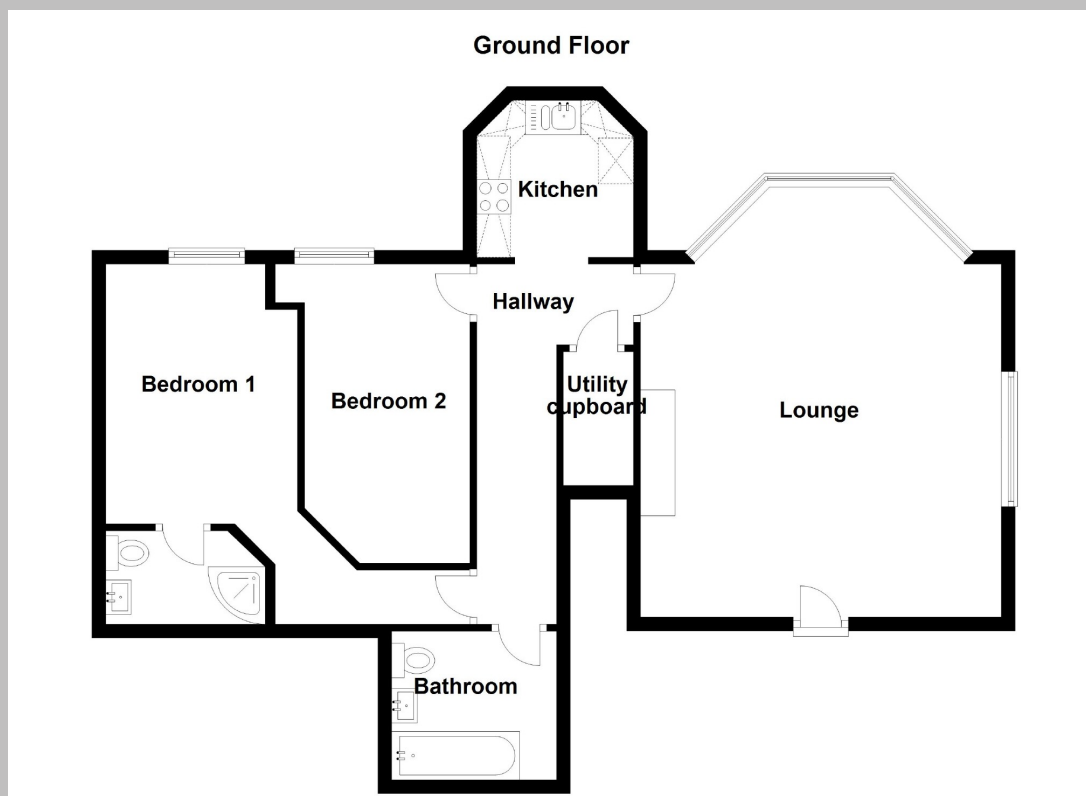
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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 New North Road which then becomes Edgerton Road. After passing through the second set of traffic lights, Kaffir Road can be found as a turning on the right hand side. Proceed to the bottom and turn left where the property can be found identified by the Bramleys for sale board.



Energy Performance Certificate		HM Government
Fiat 3, 12, Kaffir Road, HUDDERSFIELD, HD2 2AN		
Dwelling type:	Ground-floor flat	Reference number: 9038-0941-7220-6508-9964
Date of assessment:	17 October 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate:	17 October 2018	Total floor area: 56 m ²
Use this document to:		
<ul style="list-style-type: none"> 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:		£ 4,452
Over 3 years you could save		£ 3,159
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 126 over 3 years	£ 141 over 3 years
Heating	£ 3,396 over 3 years	£ 708 over 3 years
Hot Water	£ 930 over 3 years	£ 444 over 3 years
Totals	£ 4,452	£ 1,293
<div style="border: 1px solid green; padding: 5px; text-align: center; color: green;"> You could save £ 3,159 over 3 years </div>		
<p>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.</p>		
Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>92 (A++) A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	<p>Current Potential</p> <p>33 80</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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	£ 1,521
2 Draught proofing	£80 - £120	£ 84
3 High heat retention storage heaters	£1,200 - £1,800	£ 1,254
See page 3 for a full list of recommendations for this property.		
<p>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.</p>		

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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



14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 f: 01484 432318
e: info@bramleys1.co.uk

www.bramleys.com

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 f: 01924 411020
e: heckmondwike@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF
t: 01422 260000 f: 01422 260010
e: halifax@bramleys1.co.uk

12 Victoria Road, Elland, Halifax HX5 0PU
t: 01422 374811 f: 01422 378762
e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 9AF
t: 01924 495334 f: 01924 499193
e: mirfield@bramleys1.co.uk