

# bramleys



15 Standiforth Road  
Dalton  
Huddersfield  
HD5 9HD

£189,950

*Professionalism with Independence*



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

*A MUST SEE! Having undergone a full programme of modernisation is this 2/3 bedroomed semi-detached true bungalow. Well presented throughout, internally there are 2/3 double bedrooms, one which could be used as a further reception room, a fitted bathroom, a modern kitchen, uPVC double glazed windows and a gas fired central heating system. Externally the property has parking for a number of cars, a single detached garage and a large rear garden with seating areas, lawned gardens and borders. Located ideally for amenities within Dalton and Moldgreen and local transport links to Huddersfield town centre, making this a suitable home for the young family or those looking to downsize. Energy Rating: D*

The accommodation briefly comprises:-

## GROUND FLOOR:

### Entrance Hall

Accessed via an external door into the entrance hall which has a central heating radiator and a modern limed wood laminate floor.

### Lounge/Bedroom 3

3.76m x 3.63m (12'4" x 11'11")

This well proportioned room is positioned to the front of the property and has a uPVC double glazed bay window overlooking the front garden. The room could be used as either a bedroom or as a lounge and has a central heating radiator.



### Bedroom 1

3.58m x 3.71m (11'9" x 12'2")

Also being positioned to the front of the property and having a uPVC double glazed window and central heating radiator.



### Bedroom 2

2.77m x 3.81m (9'1" x 12'6")

Having a uPVC double glazed window and central heating radiator.



### Bathroom

Comprising a 3 piece white suite incorporating a low flush wc, vanity sink unit and panelled bath with overhead shower. There is a useful loft access point, uPVC double glazed window, heated towel rail, partially tiled walls and a tiled floor.





### Dining Room/Lounge

3.61m x 3.84m (11'10" x 12'7")

Having 2 uPVC double glazed windows, central heating radiator and a continuation of the limed wood laminate floor. There is a door leading to the kitchen.



### Kitchen

3.99m x 2.03m (13'1" x 6'8")

Having a comprehensive range of modern wall and base units with wine racks and complementing working surfaces over, 1 ½ bowl stainless steel sink with side drainer and mixer tap, integrated dishwasher, space for a fridge and freezer, double oven with integrated extractor over, partially tiled walls, inset ceiling spotlights, external door and uPVC double glazed window.



### OUTSIDE:

To the front of the property is a fenced boundary with parking for a number of cars. The driveway continues to the side of the property to a single detached garage with the rear garden having a continuation of the driveway and a large lawned garden area with further potential vegetable patches and low maintenance borders.

### 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:

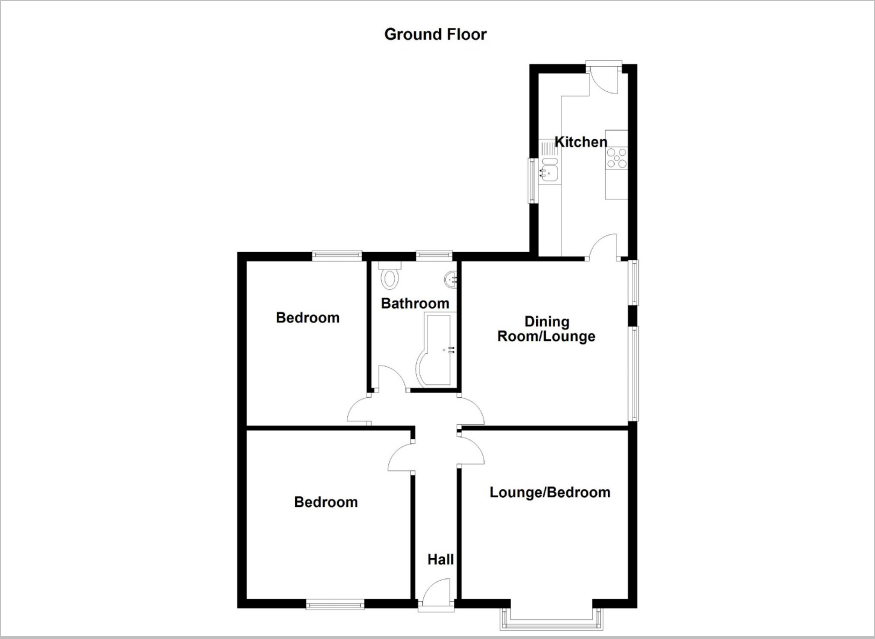
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### 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 Wakefield Road (A629) and proceed through the traffic lights at Aspley. At the next set of traffic lights turn left into Broad Lane and then the first right into Standiforth Road where the property can be found on the left hand side identified by a Bramleys for sale board.



## Energy Performance Certificate



15, Standforth Road, HUDDERSFIELD, HD5 9HD

Dwelling type: Semi-detached bungalow  
Date of assessment: 27 November 2018  
Date of certificate: 27 November 2018  
Reference number: 8708-7629-6159-6143-4926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 79 m<sup>2</sup>

### Use this document to:

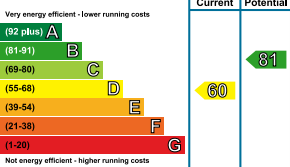
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,634
Over 3 years you could save	£ 687

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,175 over 3 years	£ 1,578 over 3 years	
Hot Water	£ 288 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,634</b>	<b>£ 1,947</b>	<b>You could save £ 687 over 3 years</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



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 Cavity wall insulation	£500 - £1,500	£ 312
2 Floor insulation (suspended floor)	£800 - £1,200	£ 192
3 Heating controls (room thermostat)	£350 - £450	£ 90

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



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