Tel: 01924 450550 Email: dewsbury@reidsestates.co.uk











5 Brunswick Street Heckmondwike, WF16 0LT

Available to let on an unfurnished basis is this two bedroom terraced house located in a popular residential area of Heckmondwike. The property briefly comprises: 2 bedrooms, lounge, kitchen, family bathroom and an easily maintained garden to the back. It also benefits from gas central heating and double glazing. Located close to local amenities, Heckmondwike Grammar School and good links with neighbouring towns and cities this property is ideal for professionals or a growing family. Early viewings are advised. As part of our application process there will be referencing fees due, tenancy agreement and administration fees, these will be charged in addition to the rent and bond that will be payable before the tenancy starts.

2 BEDROOM TERRACED HOUSE

GAS CENTRAL HEATING/DOUBLE GLAZING

ENCLOSED GARDEN TO THE BACK

CLOSE TO LOCAL
AMENITIES/HECKMONDWIKE GRAMMAR
SCHOOL

TAX BAND A

5 Brunswick Street Heckmondwike, WF16 0LT

£425pcm

Accommodation

Available to let on an unfurnished basis is this two bedroom terraced house located in a popular residential area of Heckmondwike. The property briefly comprises: 2 bedrooms, lounge, kitchen, family bathroom and an easily maintained garden to the back. It also benefits from gas central heating and double glazing. Located close to local amenities, Heckmondwike Grammar School and good links with neighbouring towns and cities (both public transport and motorway links) this property is ideal for professionals or a growing family. Early viewings are advised. As part of our application process there will be referencing fees due, tenancy agreement administration fees, these will be charged in addition to the rent and bond that will be payable before the tenancy starts. For a full breakdown of the fees please contact our office on 01924 450550. Property available from 21 October 2016.

Energy Performance Certificate



5, Brunswick Street, HECKMONDWIKE, WF16 0LT

Dwelling type:Mid-terrace houseReference number:0531-2886-7982-9625-3055Date of assessment:26 August 2015Type of assessment:RdSAP, existing dwelling

Date of certificate: 26 August 2015 Total floor area: 80 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

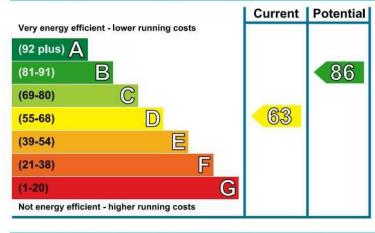
Estimated energy costs of dwelling for 3 years:	£ 2,760
Over 3 years you could save	£ 1,017

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings	
Lighting	£ 156 over 3 years	£ 156 over 3 years		
Heating	£ 2,292 over 3 years	£ 1,374 over 3 years	You could	
Hot Water	£ 312 over 3 years	£ 213 over 3 years	save £ 1,017	
Totals	£ 2,760	£ 1,743	over 3 years	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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
Internal or external wall insulation	£4,000 - £14,000	£ 630	0
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 69	0
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 213	0

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.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.