

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

£425pcm

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£425pcm

Accommodation

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Performance Certificate

5, Brunswick Street, HECKMONDWIKE, WF16 0LT

Dwelling type: Mid-terrace house
Date of assessment: 26 August 2015
Date of certificate: 26 August 2015

Reference number: 0531-2886-7982-9625-3055
Type of assessment: RdSAP, existing dwelling
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	
Hot Water	£ 312 over 3 years	£ 213 over 3 years	
Totals	£ 2,760	£ 1,743	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) 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</p> <p>63</p>	<p>Potential</p> <p>86</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>

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

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.