

COUNTRY
HOLMES

RESIDENTIAL SALES - LETTINGS & MANAGEMENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th September 2023



40, CONDUIT STREET, TINTWISTLE, GLOSSOP, SK13 1LR

Country Holmes

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Property

Type:	Semi-Detached	Last Sold Date:	23/02/2015
Bedrooms:	3	Last Sold Price:	£178,000
Floor Area:	1,237 ft ² / 115 m ²	Last Sold £/ft²:	£143
Plot Area:	0.08 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,766		
Title Number:	DY491148		
UPRN:	10010734395		

Local Area

Local Authority:	Derbyshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	3	80	-
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very Low			
● Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



40, Conduit Street, Tintwistle, SK13 1LR

Energy rating

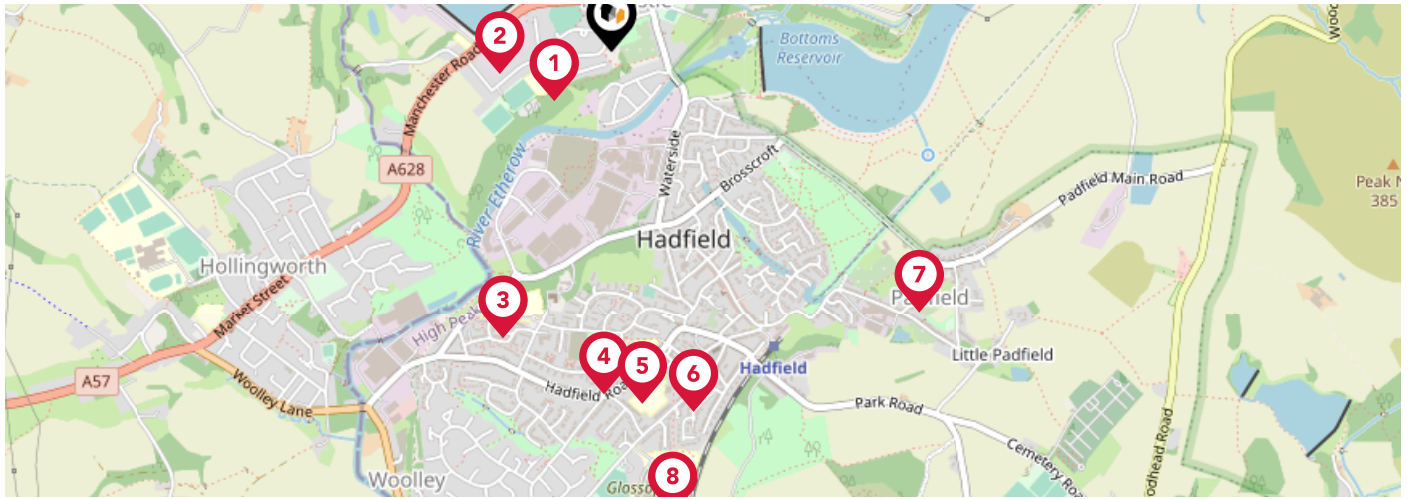
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Valid until 27.05.2024

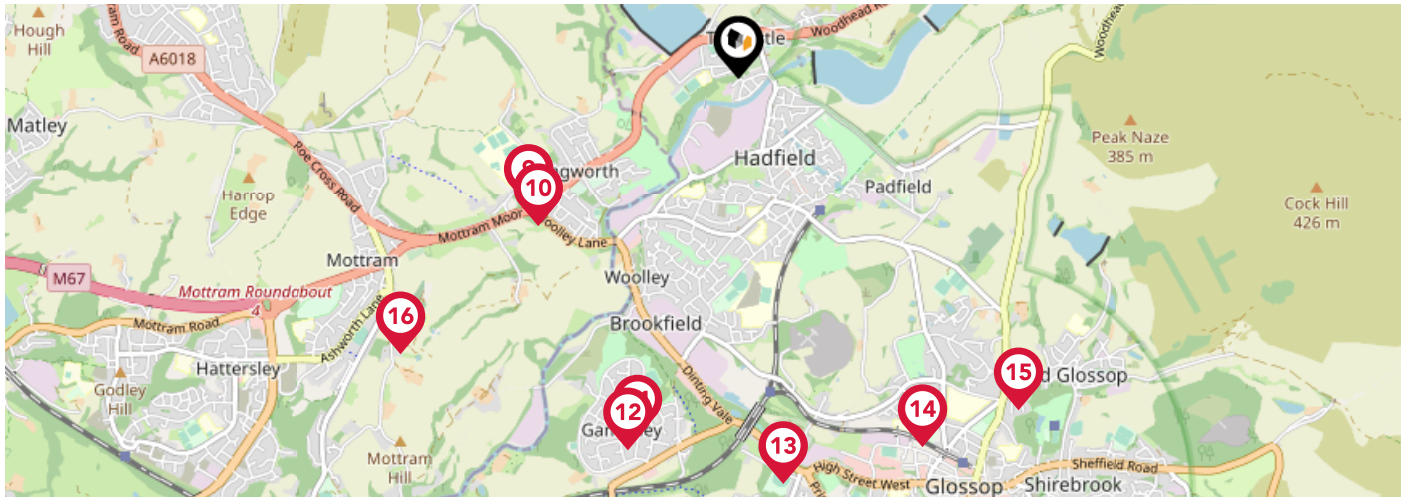
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	115 m ²

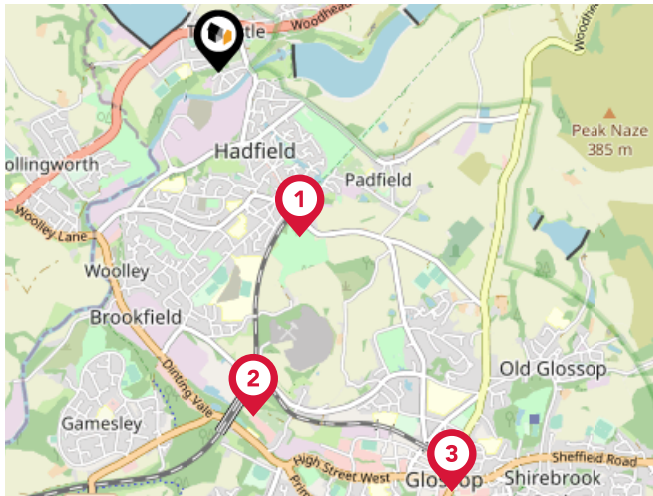


	Nursery	Primary	Secondary	College	Private
<p>1 Tintwistle CofE (Aided) Primary School Ofsted Rating: Good Pupils: 104 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Arnfield Independent School Ofsted Rating: Good Pupils: 7 Distance:0.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Charles' Catholic Primary Voluntary Academy Ofsted Rating: Inadequate Pupils: 188 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Hadfield Infant School Ofsted Rating: Requires Improvement Pupils: 174 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Andrew's CofE Junior School Ofsted Rating: Good Pupils: 220 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hadfield Nursery School Ofsted Rating: Outstanding Pupils: 86 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Padfield Community Primary School Ofsted Rating: Good Pupils: 115 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Glossopdale School Ofsted Rating: Inadequate Pupils:0 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



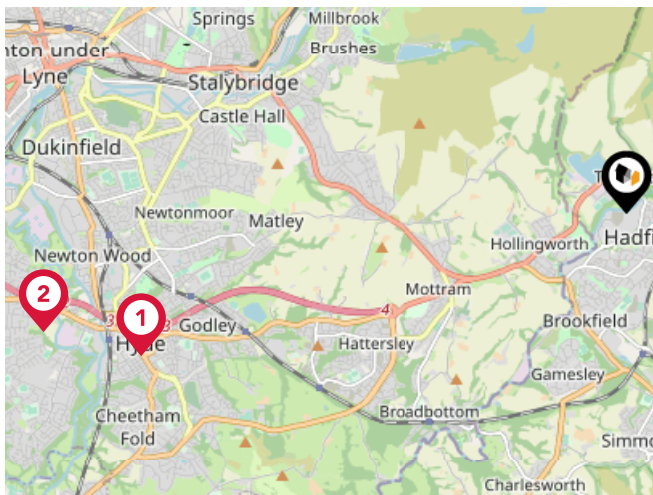
	Nursery	Primary	Secondary	College	Private
<p>9 Longdendale High School Ofsted Rating: Inadequate Pupils:0 Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hollingworth Primary School Ofsted Rating: Good Pupils: 192 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Gamesley Early Excellence Centre Ofsted Rating: Outstanding Pupils: 61 Distance:1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Gamesley Primary School Ofsted Rating: Inadequate Pupils: 300 Distance:1.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Dinting Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 137 Distance:1.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Luke's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 All Saints Catholic Voluntary Academy Ofsted Rating: Good Pupils: 85 Distance:1.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Mottram CofE Primary School Ofsted Rating: Good Pupils: 135 Distance:1.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



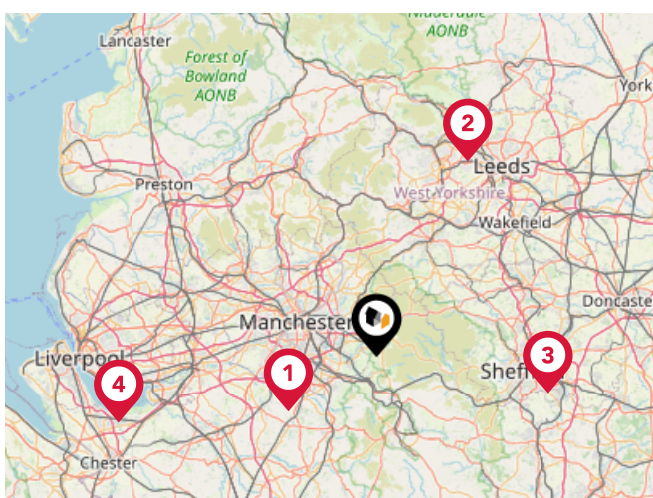
National Rail Stations

Pin	Name	Distance
1	Hadfield Rail Station	0.81 miles
2	Dinting Rail Station	1.53 miles
3	Glossop Rail Station	2.12 miles



Trunk Roads/Motorways

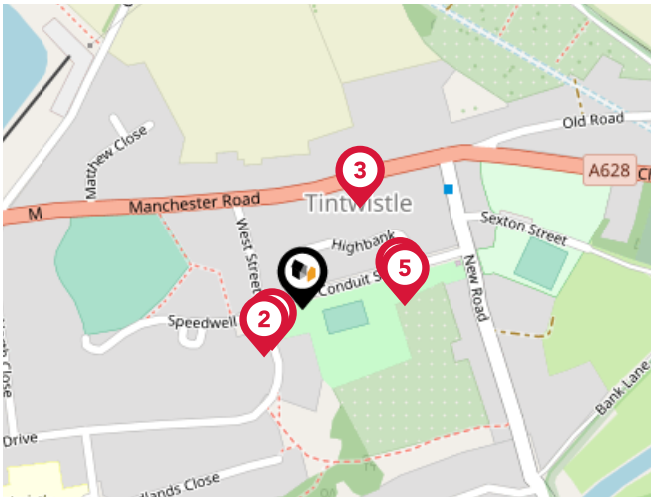
Pin	Name	Distance
1	M67 J3	4.47 miles
2	M67 J2	5.26 miles
3	M67 J1	5.94 miles
4	M60 J23	6.15 miles
5	M60 J25	7.04 miles



Airports/Helipads

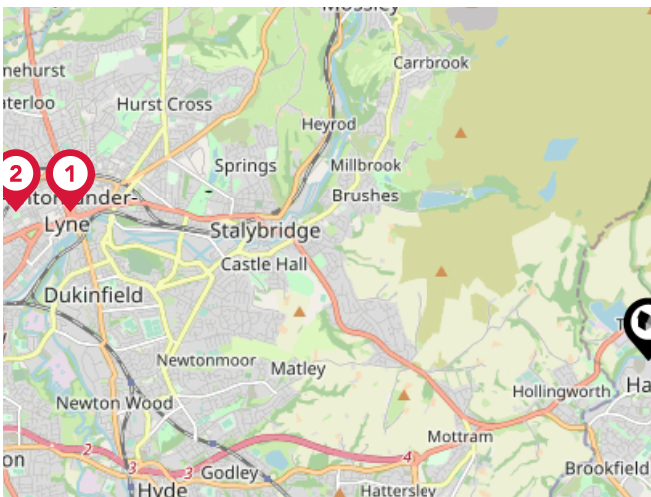
Pin	Name	Distance
1	Manchester Airport	14.48 miles
2	Leeds Bradford International Airport	30.35 miles
3	Sheffield City Airport	24.93 miles
4	Liverpool John Lennon Airport	37.5 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Speedwell Close	0.03 miles
2	Speedwell Close	0.03 miles
3	New Road	0.06 miles
4	Conduit Street	0.05 miles
5	Conduit Street	0.06 miles



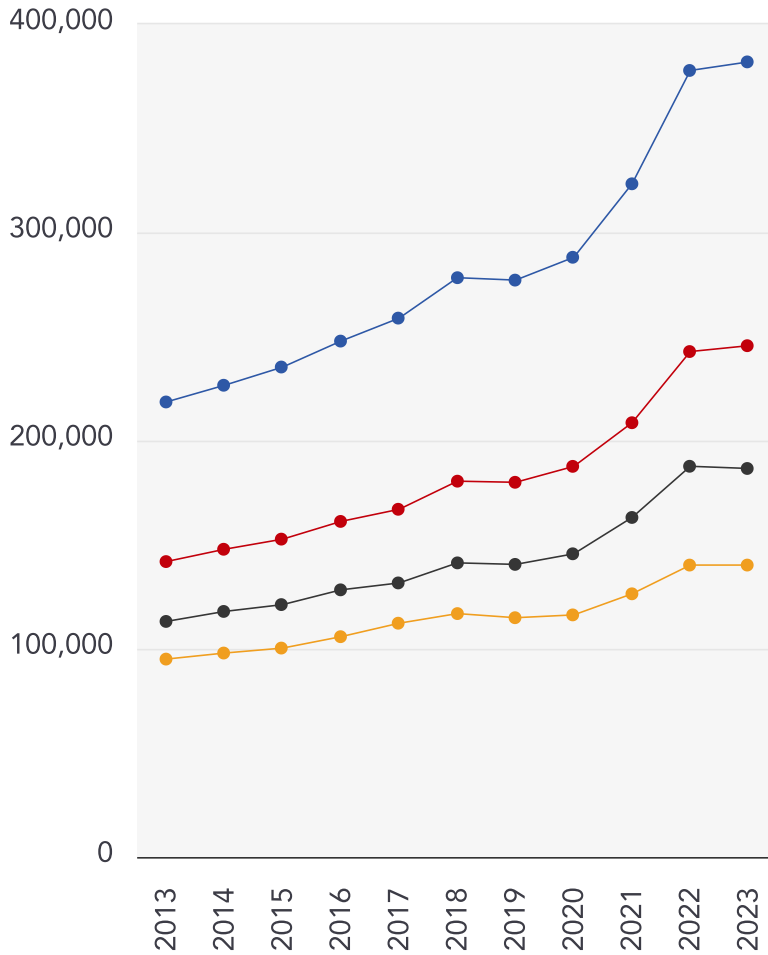
Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	5.27 miles
2	Ashton West (Manchester Metrolink)	5.74 miles
3	Ashton Moss (Manchester Metrolink)	6.15 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SK13



Detached

+74.74%

Semi-Detached

+73.08%

Terraced

+64.92%

Flat

+47.5%

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HOLMES

RESIDENTIAL SALES - LETTINGS & MANAGEMENT

Country Holmes

Established over 16 years ago, Country Holmes, is a leading Independent Estate Agent providing a comprehensive service to customers including buyers, sellers, landlords, developers and investors within Glossop.

We have developed an extensive knowledge of the local property market enabling us to offer a wide-ranging service that is friendly and professional as befits our reputation. We are committed to providing our customers with individual high quality advice based on the wealth of experience of our local, dedicated team.

With all the traditional values you would expect from a well-established firm combined with the latest innovations and technology, we offer a modern quality service. We continue to provide the level of service our customers have come to expect from us and testament to this is the number of recommendations we consistently receive from our clients.

Testimonial 1



The Team at Country Holmes have been fantastic from start to finish. Plenty of communication, plenty of serious buyers. We had a big 4 bedroom house for sale with them. It was only on the market for a week before we accepted an offer. We have completed today. Seamless. Would absolutely recommend. Our buyers moved from the other end of the country, but had viewed the house via their interactive tour.

Testimonial 2

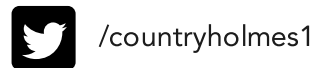
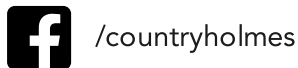


We sold our 4 house development in Hadfield through Country Holmes Estate Agents, Glossop. I must say Evie and her team went above and beyond to make the process as smooth as possible. They were very professional and responsive during the sale process and communication was excellent. I would highly recommend using Country Holmes to anyone wanting to sell a property in the area. Nick & Dave @ NR Projects

Testimonial 3



Very pleased with Country Holmes. From start to finish the team were friendly, communicative and professional. I wouldn't hesitate to recommend them to sell your house.



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Country Holmes or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Country Holmes and therefore no warranties can be given as to their good working order.

Country Holmes

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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