

Energy Performance Certificate



11, Standbridge Lane, WAKEFIELD, WF2 7DZ

Dwelling type: Detached bungalow
Date of assessment: 22 April 2015
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Reference number: 2228-1035-7234-3355-4990
Type of assessment: RdSAP, existing dwelling
Total floor area: 121 m²

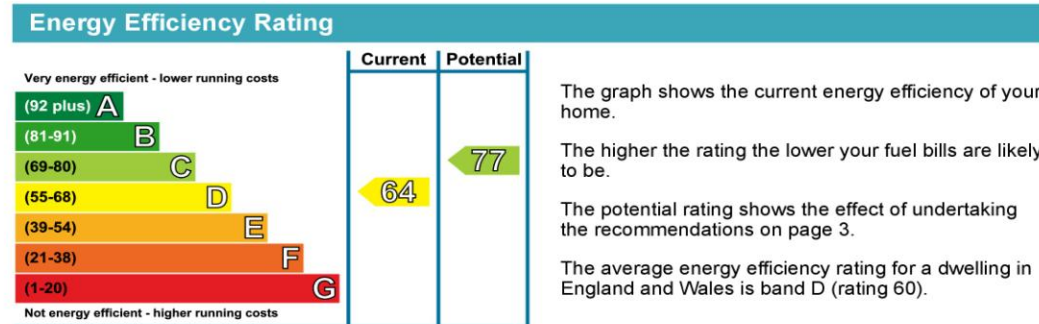
Use this document to:

- 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:	£ 3,330
Over 3 years you could save	£ 417

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 213 over 3 years	
Heating	£ 2,598 over 3 years	£ 2,364 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
Totals	£ 3,330	£ 2,913	

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.



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 Floor insulation (suspended floor)	£800 - £1,200	£ 267	✓
2 Low energy lighting for all fixed outlets	£65	£ 150	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 753	✓

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.

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OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

In all our property sales brochures there is a 6" measurement tolerance. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets.

Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Homes and Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



11 Standbridge Lane, Sandal, Wakefield, WF2 7DZ

For Sale Freehold £265,000

Offered for sale with no chain involved and immediate vacant possession is this detached dower bungalow. Richard Kendall Estate Agent are delighted to offer for sale the property, which offers a generous size corner plot, enclosed gardens, parking with detached garage. The property offers versatile accommodation, which could suit the needs of the bungalow buyer or a family purchaser looking for a property to develop to their own specification. Enjoying a combination condensing gas central heating boiler.

The accommodation briefly comprises entrance hallway providing access to the lounge, kitchen, two ground floor bedrooms (one could be utilised as a dining room) and ground floor bathroom with separate w.c. First floor landing and two further bedrooms with separate w.c. Outside, the property has pleasant lawned sections to the front and rear with well stocked mature shrubbery borders. The rear being deceptively spacious.

Only a full inspection of the property and gardens will reveal all that is on offer at this quality home and all viewings are strictly by prior appointment only.

Traditionally Sandal has been well positioned for access into Wakefield city centre and its amenities, for the commuter the Northern motorway with junction 39 approximately two miles away. Local amenities including Asda superstore with attractions including Newmillerdam and Pugneys Country Park, which are both within walking distance.

OPEN 7 DAYS A WEEK





ACCOMMODATION

ENTRANCE HALL

Solid wood entrance door with a glazed side panel leading into the entrance hallway. Panelled door access to the lounge, breakfast kitchen, two bedrooms and ground floor bathroom. Staircase to the attic conversion. Coving to the ceiling, central heating radiator. Access to a cloaks cupboard.

LOUNGE

15'9" x 12'11" (4.82m x 3.96m)

Coving to the ceiling, glazed solid wood window to the front elevation with internal secondary glazing, central heating radiator, two wall light point, wall mounted electric heater, electric fire with tiled hearth, matching interior and tiled surround.

BREAKFAST KITCHEN

10'7" x 11'6" (3.23m x 3.51m) plus walk in area

Coving to the ceiling, inset spotlights to the ceiling, fitted base and wall units with chrome handles, laminated work surface and tiled splash back above, two solid wood glazed windows to the rear elevation with integrated extractor fan, space with plumbing and drainage for an automatic washing machine, space for an additional under counter appliance, integrated eye level oven, four ring gas hob and cooker hood above, fully tiled floor, central heating radiator, recessed space excluded from the measurements for a tall fridge/freezer. Walk in pantry area housing a recently installed Worcester Bosch Greenstar combination condensing boiler, side frosted window and fully tiled floor. Solid wood side entrance door.



MASTER BEDROOM

11'0" x 12'4" (3.36m x 3.78m) plus walk in area

Fitted wardrobe off with a range of shelving and rail space. Solid wood glazed window to the front elevation with internal secondary glazing, central heating radiator and coving to the ceiling.



BEDROOM TWO

10'11" x 11'6" (3.33m x 3.51m)

Currently utilised as a sitting room. Coving to the ceiling, solid wood glazed window to the rear elevation with internal secondary glazing, central heating radiator, a range of fixed wardrobe units (excluded from the measurements) equipped with shelving and rail space.



SHOWER ROOM/W.C.

8'2" x 5'4" (2.51m x 1.64m)

Storage cupboard with fixed shelving space, two piece white suite comprising of a modern wash basin with chrome mixer tap on a white vanity unit with laminated work surface surround, walk in shower enclosure with tiled interior and wall mounted electric shower, fully tiled walls and floor, solid wood frosted glazed window to the rear elevation, white towel ladder style radiator.

SEPARATE W.C.

4'10" x 2'9" (1.48m x 0.85m)

Fully tiled walls and floor, white low flush w.c, solid wood frosted glazed window to the rear elevation.

LOFT CONVERSION

Provides access to two further bedrooms and w.c.

BEDROOM THREE

11'10" x 16'0" (3.61m x 4.88m) max

Two Velux glazed windows to the front and rear elevation, eves storage cupboard space off. Restricted head height in areas.

BEDROOM FOUR

12'7" x 9'1" (3.86m x 2.77m)

White UPVC double glazed window to the side elevation, internal secondary glazing, central heating radiator. Restricted head height in areas.

W.C.

5'3" x 5'2" (1.62m x 1.59m)

Two piece white suite comprising of a low flush w.c, pedestal wash basin with chrome taps, fully tiled walls, eves storage space and extractor fan. Restricted head height in areas.

OUTSIDE

The property has a deceptively spacious garden to the rear and pleasant enclosed garden to the front. The front garden comprises of a paved walkway leading to the front entrance door, gated access to each side of the property and pleasant lawn with mature planted borders. The rear garden has an extensive lawned area, detached single brick built garage with power and lighting, secure concrete and timber panelled surround, paved seating area and mature hedged borders.



DIRECTIONS

Leave Wakefield along Denby Dale Road and at the fourth roundabout turn left onto Asdale Road. Straight over the two mini roundabouts, shortly after passing The Star public house the property will be found on the right hand side indicated by our for sale board.

VIEWINGS

To view please contact our Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk

LAYOUT PLANS

These floor plans are available to view online at www.richardkendall.co.uk