

Energy Performance Certificate



9, Brotherton Avenue, WAKEFIELD, WF1 4RN

Dwelling type: Semi-detached house
Date of assessment: 26 May 2015
Date of certificate: 27 May 2015

Reference number: 0833-2866-7259-9325-7251
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 m²

Use this document to:

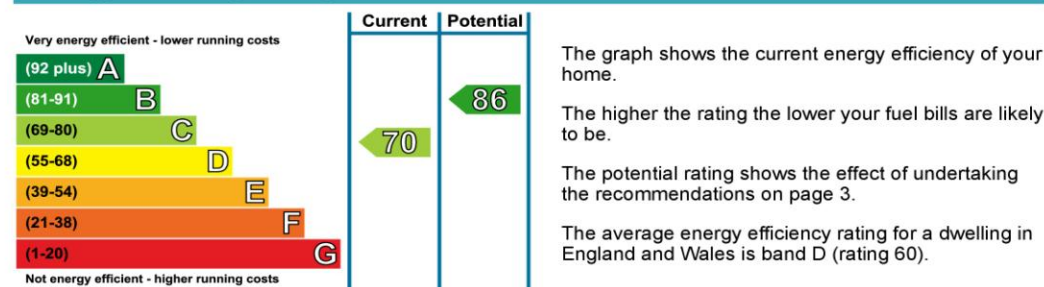
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,962
Over 3 years you could save	£ 291

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 138 over 3 years	
Heating	£ 1,404 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 300 over 3 years	£ 213 over 3 years	
Totals	£ 1,962	£ 1,671	

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



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 (solid floor)	£4,000 - £6,000	£ 102	
2 Low energy lighting for all fixed outlets	£40	£ 105	
3 Solar water heating	£4,000 - £6,000	£ 87	

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.

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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



9 Brotherton Avenue, Eastmoor, Wakefield, WF1 4RN

For Sale Freehold £125,000

An attractive and well presented three bedroom semi detached family home boasting a superb sized conservatory to the rear, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation fully comprises of entrance hall, lounge, modern fitted kitchen/diner, side lobby, downstairs w.c, store room, large conservatory, first floor landing, three bedrooms, two of which are good sized doubles, and the modern house bathroom/w.c. There is a lawned garden area to the front, shared driveway to the side leading to a detached garage with up and over door, and an attractive low maintenance garden area to the rear incorporating block paved and timber decked patio areas, ideal for entertaining purposes.

The property is well placed for local amenities including shops and schools, with easy access to the motorway networks and train stations. In addition there are main local bus routes travelling to and from the city centre.

An ideal family home which deserves an early viewing to fully appreciate the accommodation on offer and to avoid any disappointment.

OPEN 7 DAYS A WEEK





ACCOMMODATION

ENTRANCE HALL

UPVC entrance door leading into the entrance hall. Radiator, staircase to the first floor landing, door leading through to the lounge.

LOUNGE

11' 11" x 14' 11" (3.64m x 4.55m)

Gas fire with attractive marble back, hearth and separate surround, coving to the ceiling, dado rail, UPVC double glazed bow window to the front, radiator, wood flooring, t.v. connection, telephone point, door leading through to the modern fitted kitchen/diner.



KITCHEN/DINER

14' 11" x 9' 2" (4.55m x 2.80m)

A range of modern fitted wall and base units incorporating laminate work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring electric hob and pull-out cooker hood above, space for fridge/freezer, plumbing for washer, display cabinets, coving to the ceiling, fully tiled floor, heated chrome towel radiator, UPVC double glazed French doors leading into the conservatory, door leading into the side lobby.



SIDE LOBBY

UPVC door to the side and access to a store room which houses the condensing combination boiler. Fully tiled floor and access to the downstairs w.c.

W.C.

Low flush w.c, fully tiled walls, radiator, UPVC double glazed frosted window to the rear, fully tiled floor.

CONSERVATORY

14' 3" x 11' 3" (4.35m x 3.45m)

Fully double glazed UPVC over a brick built base with French doors to the rear. Air conditioning unit. Wood laminate flooring and radiator.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, doors to three bedrooms and the bathroom/w.c.

MASTER BEDROOM

10' 1" x 8' 4" (3.08m x 2.56m)

UPVC double glazed window to the front, radiator, built in wardrobes with sliding doors to one side of the wall.

BEDROOM TWO

10' 5" x 7' 6" (3.18m x 2.30m)

Built in double wardrobes with sliding doors to one side of the wall, airing cupboard, UPVC double glazed window to the rear, radiator.

BEDROOM THREE

8' 4" x 7' 4" (2.56m x 2.25m)

Radiator, UPVC double glazed window to the rear.

HOUSE BATHROOM/W.C.

7' 1" x 7' 4" (2.17m x 2.24m) max

Low flush white w.c, ceramic tiled bath with electric shower over and wash basin over vanity cupboards. Heated towel radiator, fully tiled walls and floor, recessed ceiling spotlights, UPVC double glazed frosted window to the front.

OUTSIDE

There is gated access onto the shared driveway to the side of the property leading to a concrete sectional detached garage with up and over door, and pleasant lawned garden to the front. Whilst to the rear, a well presented and attractive low maintenance garden incorporating block paved and timber decked patio areas with a further gravelled area, ideal for entertaining purposes.



VIEWING

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