

Energy Performance Certificate



4, Heeley Road, WAKEFIELD, WF2 7PL

Dwelling type: Semi-detached house
Date of assessment: 01 June 2015
Date of certificate: 03 June 2015

Reference number: 8065-7426-3450-6689-5902
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

Use this document to:

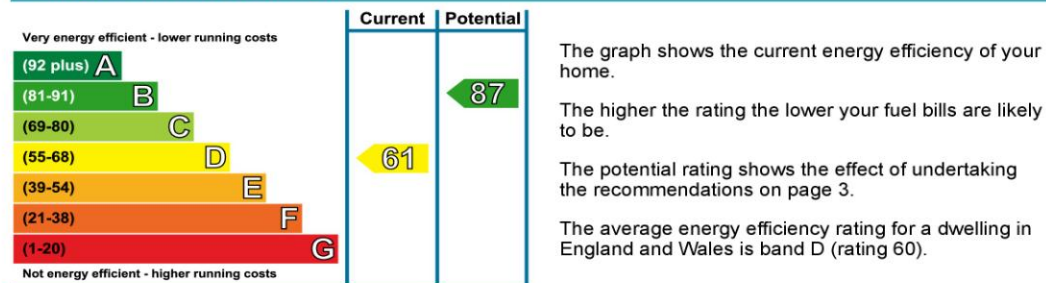
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,586
Over 3 years you could save	£ 1,002

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 141 over 3 years	
Heating	£ 1,740 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 564 over 3 years	£ 213 over 3 years	
Totals	£ 2,586	£ 1,584	

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 Increase loft insulation to 270 mm	£100 - £350	£ 72	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 132	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33	✓

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
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01924 260022

Ossett
01924 266555

Normanton
01924 899870



4 Heeley Road, Wakefield, WF2 7PL

For Sale Freehold £109,950

Providing excellent three bedroom accommodation is this semi detached family home with ample off street parking, enclosed private rear garden with conservatory, and enjoying UPVC double glazing and gas central heating.

The accommodation comprises of entrance hall, spacious lounge/diner with sliding door into the conservatory, modern fitted kitchen, first floor landing, three well proportioned bedrooms and the house bathroom/w.c. Outside, the property has a pleasant paved low maintenance area to the front providing off street parking. The driveway continues to the side of the property leading under a carport with timber store unit. The rear garden houses a detached single garage, raised timber decked section surrounding the conservatory and a lawn area.

The property is well placed for local amenities including shops and schools, whilst having easy access to the motorway networks and Sandal/Agbrigg Railway Station, Asda, Pugnys and Newmillerdam all within close proximity.

A sizeable family home which deserves a viewing to fully appreciate the accommodation on offer, and to avoid any disappointment.

OPEN 7 DAYS A WEEK





ACCOMMODATION

ENTRANCE HALL

Front white UPVC entrance door with a double glazed frosted panelled insert leading into the entrance hallway. Laminate floor covering, staircase to the first floor landing, doors leading off to the kitchen and lounge/diner. Central heating radiator, under stairs storage cupboard space.

LOUNGE/DINER

20' 5" x 12' 1" (6.23m x 3.70m) narrowing to 2.73m
White UPVC double glazed window to the front elevation, two central heating radiators, laminate floor covering, wall mounted living flame gas fire. Sliding double glazed door into the conservatory.

CONSERVATORY

8' 1" x 9' 10" (2.48m x 3.00m) max
UPVC construction with a double glazed sliding door leading into the rear garden, fully tiled floor.

KITCHEN

10' 8" x 9' 3" (3.27m x 2.82m) narrowing to 1.91m at the entrance

Fitted contemporary base and wall units with chrome handles and wok surface over, tiled splash back above, circular stainless steel sink with mixer tap, four ring ceramic hob with cooker hood above, Samsung eye-level integrated oven, integrated slimline dishwasher, space with plumbing and drainage for an automatic washing machine, space for a tall fridge/freezer, central heating radiator, partially tiled walls, fully tiled floor, white UPVC double glazed side access door with frosted double glazed panelled insert.



FIRST FLOOR LANDING

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

MASTER BEDROOM

10' 7" x 10' 6" (3.24m x 3.22m) plus fitted wardrobes
Fitted wardrobes with four panelled doors (two of which are mirrored), white UPVC double glazed window to the rear elevation, central heating radiator.



BEDROOM TWO

7' 11" x 9' 5" (2.43m x 2.88m)
White UPVC double glazed window to the front elevation, central heating radiator.

BEDROOM THREE

10' 5" x 6' 6" (3.20m x 1.99m)
Measurements include the bulkhead space with fitted shelving above, central heating radiator, white UPVC double glazed window to the front elevation.

HOUSE BATHROOM/W.C.

5' 11" x 5' 4" (1.82m x 1.64m)
Three piece white suite comprising of a low flush w.c, pedestal wash basin and panelled bath with electric shower over. Fully tiled walls, white ladder-style towel radiator, white UPVC double glazed frosted window to the rear elevation.

OUTSIDE

To the front of the property there are timber dual opening gates and a pedestrian side access gate providing access to a secure paved parking area. Low maintenance paved section to the front of the property with timber panelled enclosed surround. The driveway continues to the side of the property, having fixed carport shelter, pedestrian low level gates access and a timber store unit. The rear garden has a single garage with up and over door, raised timber decked section surrounding the patio, ideal for entertaining, and a lawned section with enclosed timber panelled surround.



DIRECTIONS

Leaving the Wakefield office via Northgate, continue onto the Bull Ring which becomes Marygate, turn left to Market Street, continue onto Denby Dale Road, at the fifth roundabout take the first exit onto Denby Dale Road East, follow the road around onto Durkar Lane which becomes Fishponds Lane, left onto Handsworth Road, third left onto Heeley Road where the property can 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 intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

