

Energy Performance Certificate



65, Barnsley Road, WAKEFIELD, WF1 5LE

Dwelling type: Mid-terrace house
Date of assessment: 05 March 2013
Date of certificate: 06 March 2013

Reference number: 8927-7827-0450-1595-2906
Type of assessment: RdSAP, existing dwelling
Total floor area: 111 m²

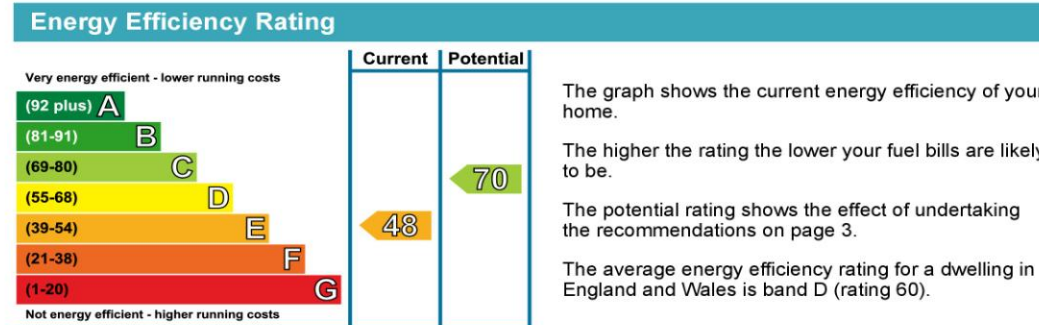
Use this document to:

- 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:	£ 4,137
Over 3 years you could save	£ 1,089

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 213 over 3 years	
Heating	£ 3,771 over 3 years	£ 2,679 over 3 years	
Hot Water	£ 156 over 3 years	£ 156 over 3 years	
Totals	£ 4,137	£ 3,048	

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 Internal or external wall insulation	£4,000 - £14,000	£ 654	✓
2 Floor insulation	£800 - £1,200	£ 165	✓
3 Draught proofing	£80 - £120	£ 93	✓

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



65 Barnsley Road, Wakefield, WF1 5LE

For Sale Freehold £169,950

This superbly spacious, delightful mid terrace, recently refurbished throughout, providing excellent three bedroom accommodation with UPVC double glazing and gas central heating.

The accommodation comprises original entrance vestibule, entrance hallway, spacious lounge with walk in bay section, formal dining room, contemporary fitted kitchen, to the first floor, galleried landing providing access to three bedrooms, house bathroom and separate w.c. Outside the property has a paved low maintenance entrance buffer garden, whilst to the rear, off street parking with sectioned driveway and pedestrian gated access leading to the paved seating area. Attached outhouse provides additional storage space, with plumbing and drainage for an automatic washing machine, and housing the combination condensing boiler.

The property is only a short distance away from Wakefield city centre and is host to a good range of amenities, whilst Leeds and further afield can be obtained by the M1 motorway network or Westgate Train Station, both of which are only a short distance away.

OPEN 7 DAYS A WEEK





ACCOMMODATION DIRECTIONS

Leaving Wakefield via Northgate, at the roundabout take the second exit onto Marsh Way, continue to the roundabout taking the second exit onto Kirkgate, at the traffic lights bearing right onto Bamsley Road where the property will be found on the left hand side indicated by our for sale board.

ENTRANCE VESTIBULE

Brown UPVC entrance door with two frosted double glazed panelled inserts and sunlight above leading into the entrance vestibule. Original tiled walls and decorative tiled flooring. Dual opening glazed doors with glazed sunlight above providing a grand entrance to the hallway. Tiled skirting ledge.

ENTRANCE HALLWAY

Original coving to the ceiling, picture rail, central heating radiator with fixed cover, original feature archway, staircase to the first floor with solid wood varnished handrail and balustrade. Panelled doors off leading to the lounge, dining room, kitchen and basement. One wall light point.

LOUNGE

13'4" x 13'2" (4.08m x 4.02m) plus walk in bay to the front elevation
Original central ceiling rose and coving to the ceiling, picture rail, two central heating radiators, bay section to the front with three UPVC double glazed windows, television point, living flame effect gas fire with original insert, tiled decorative interior, fully tiled hearth and a solid wood mantle surround. Two wall light points, original skirting boards.



DINING ROOM

14'1" x 11'5" (4.30m x 3.48m)
Original coving to the ceiling, picture rail, two central heating radiators, one with a fixed cover, living flame effect gas fire with marble hearth, matching interior and decorative surround. UPVC double glazed dual opening doors into the rear garden with double glazed sunlight above allowing plenty of natural light into the room. Original skirting boards.



KITCHEN

11'10" x 9'5" (3.62m x 2.89m)
Being the heart of the home with a quality fitted kitchen. Base and wall units finished with olive green and chrome handles, granite effect work surface, solid wood rear entrance door. Two UPVC double glazed windows, one to the side and one to the rear. Inset spotlights. Partially wood clad wall. Feature chimney opening with gas point and space for range master style cooker, tiled interior. Space with plumbing and drainage for a dishwasher, space for a tall fridge/freezer, cream high gloss fully tiled floor, under unit strip lighting, chrome sockets and switches.

BASEMENT

Power, light and original stone keepingslab to the centre.

GALLERIED LANDING

Solid wood varnished handrail, glossed balustrades. Feature archway providing access to the rear of the property leading to separate w.c. and house bathroom. Access to three well proportioned bedrooms. All rooms to the first floor have varnished entrance doors. Original picture rail.



BEDROOM ONE

11'5" x 13'3" (3.50m x 4.04m)
Original coving to the ceiling, picture rail, laminate floor covering, central heating radiator, UPVC double glazed window to the front elevation.

BEDROOM TWO

14'1" x 11'5" (4.30m x 3.48m)
Original picture rail, central heating radiator, UPVC double glazed window to the rear elevation.



BEDROOM THREE

10'0" x 5'10" (3.06m x 1.80m)
Central heating radiator, picture rail, UPVC double glazed window to the front elevation, television point, telephone point.

W.C.

6'3" x 3'0" (1.91m x 0.92m)
White low flush w.c, UPVC double glazed frosted window to the side elevation.

HOUSE BATHROOM/W.C.

9'5" x 8'7" (2.89m x 2.62m)
Stylish three piece white suite comprising of a low flush w.c, panelled bath with chrome mixer tap and shower hose attachment, larger than average white wash basin with chrome mixer tap on a high gloss vanity unit with storage below, partially wood clad walls, partially white tiled walls, wall mounted electric shower over the bath, fully tiled floor, central heating radiator, UPVC double glazed window to the rear elevation, loft access point.

OUTSIDE

Outside the property has a paved low maintenance entrance buffer garden, whilst to the rear, allocated off street parking with sectioned driveway and pedestrian gated access leading to the paved seating area. Attached brick built outhouse with solid wood panelled door access provides additional storage space, with plumbing and drainage for an automatic washing machine, with glazed decorative window, and recently installed combination condensing boiler, central heating radiator and fixed shelving unit.



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.

