



Brackendale Road, Wakefield, WF2

£170,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

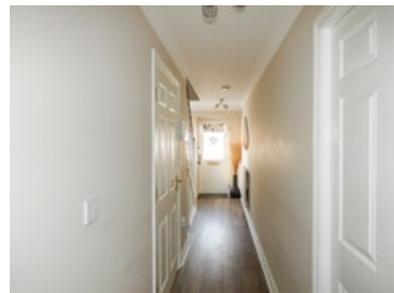
Located in this modern and attractive development is this three storey, three bedroom End townhouse perfect for the family buyer. The accommodation comprises of an entrance hall with staircase leading off to the first floor having ample storage units beneath, downstairs Shower room. Bedroom Th

Key features:

- End Town House
- Modern Development
- Master Bedroom with en-suite.
- Integral Garage.
- Enclosed rear garden
- Beautifully Presented
- Close to Motorway Networks
- Ideal Family Home.

Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band D (£1556.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



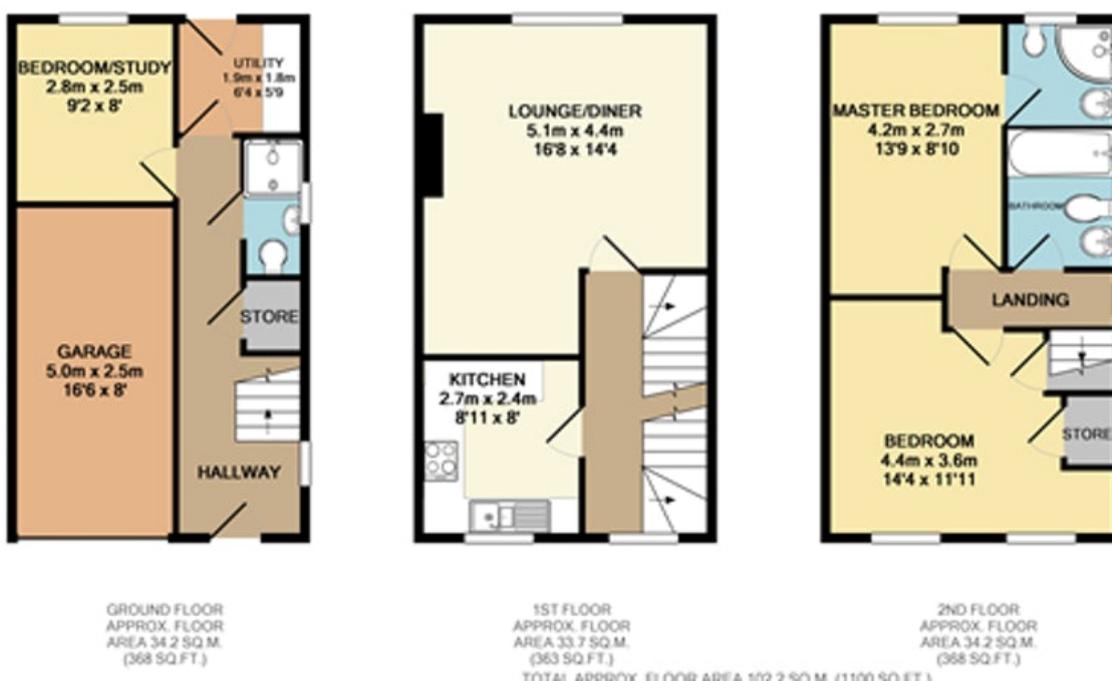
Located in this modern and attractive development is this three storey, three bedroom End townhouse perfect for the family buyer.

The accommodation comprises of an entrance hall with staircase leading off to the first floor having ample storage units beneath, downstairs Shower room. Bedroom Three, integral garage, Utility room leading out onto the rear garden. To the first floor, there is the lounge/Diner and Modern Kitchen. A further staircase leads to the second floor to the master bedroom with en suite shower room/w.c. a further double bedroom and the house bathroom/w.c. Outside to the front of the property, there is a tarmacadam driveway leading to the garage with up and over door, whilst, to the rear, there is a low maintenance rear garden with well-manicured borders, plants and shrubs with timber panelled fence surround. A paved patio area, which is ideal for entertaining purposes.

The property is located close to amenities such as shops and schools, whilst daily access to Leeds and further afield can be had via the M1 motorway, which is approximately a five-minute drive away. The local bus routes travel to and from the city centre and Wakefield Westgate train station is also approximately a five-minute drive away.

Only a full internal inspection is recommended to reveal all that is on offer at this quality home.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

16, Brackendale Road, WAKEFIELD, WF2 8WA

Dwelling type: End-terrace house	Reference number: 8371-6727-4430-3408-8992
Date of assessment: 18 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 March 2019	Total floor area: 89 m ²

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:	£ 1,824
Over 3 years you could save	£ 312

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 312 over 3 years</p> </div>
Heating	£ 1,191 over 3 years	£ 1,110 over 3 years	
Hot Water	£ 378 over 3 years	£ 198 over 3 years	
Totals	£ 1,824	£ 1,512	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-right: 1px solid black; padding: 5px;">Current</td> <td style="padding: 5px;">Potential</td> </tr> <tr> <td style="border-right: 1px solid black; text-align: center; font-size: 1.5em;">74</td> <td style="text-align: center; font-size: 1.5em;">88</td> </tr> </table>	Current	Potential	74	88	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
Current	Potential					
74	88					

Top actions you can take to save money and make your home more efficient

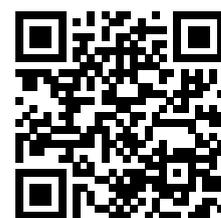
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£ 45
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 144
3 Solar water heating	£4,000 - £6,000	£ 126

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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