

Pitfield Road, Wakefield, WF3

£160,000

None

Tenure: Freehold, **Bedrooms:** 2

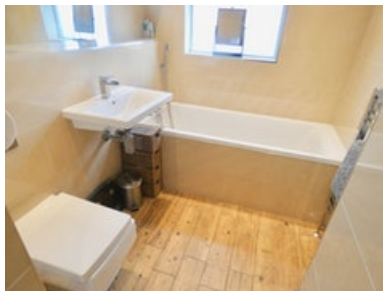
Situated in this tucked away location offering views over fields to front and rear is this very well presented two bedroom end terrace property which briefly comprises: Lounge with wood burning cast iron stove to chimney, modern fitted dining kitchen with space for range cooker and integrated applia

Key features:

- outstanding views
- Two Double bedrooms
- Modern kitchen
- multi fuel burner
- Rear garden
- Modern 4 piece bathroom suite

Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band A (£1043.70 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Situated in this tucked away location offering views over fields to front and rear is this very well presented two bedroom end terrace property which briefly comprises: Lounge with wood burning cast iron stove to chimney, modern fitted dining kitchen with space for range cooker and integrated appliances. First floor landing: Two bedrooms and house bathroom with four piece suite.

Outside: To the rear of the property is an enclosed lawned garden area with far reaching views.

This property is well placed for daily travel to Leeds and Wakefield City Centre's, local schools and amenities, the A1/M1 link road and national motorway networks are also a short distance away.

Floor plan:

Total area: approx. 67.5 sq. metres (726.6 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE
Plan produced using PlanUp.

Energy Performance Certificate:

Energy Performance Certificate

1, Pitfield Road, Carlton, WAKEFIELD, WF3 3QZ

Dwelling type: End-terrace house	Reference number: 0054-2801-7272-9503-6641
Date of assessment: 09 March 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 March 2017	Total floor area: 67 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:	£ 2,574
Over 3 years you could save	£ 1,125

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 153 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,125 over 3 years </div>
Heating	£ 2,109 over 3 years	£ 1,179 over 3 years	
Hot Water	£ 198 over 3 years	£ 117 over 3 years	
Totals	£ 2,574	£ 1,449	

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

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="font-size: x-x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="font-size: 2em;">60</td> <td style="font-size: 2em; color: #0070c0;">115</td> </tr> </table>	(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	Current	Potential	60	115	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
(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													
Current	Potential																		
60	115																		

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 813
2 Low energy lighting for all fixed outlets	£85	£ 99
3 Heating controls (time and temperature zone control)	£350 - £450	£ 132

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.

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MISREPRESENTATION ACT, 1967.

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