

## Powell Street, Pontefract, WF9

**£65,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 2

We are delighted to offer for sale this spacious end terrace house. Hidden away in a pedestrianised street and located within easy reach of local amenities, the property is offered for sale as as a chain free move and would make an ideal first time or investment purchase ! The property has und

## Key features:

- Spacious end terrace house
- 2 Double bedrooms
- First floor bathroom
- Spacious lounge
- Separate dining room
- Fitted kitchen
- Gas central heating
- Double glazing
- Rear Yard
- Ideal first time or investment purchase !

## Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band A (£1037.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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The property has undergone some modernisation and redecoration, including a newly installed boiler, but still has scope for further improvements.

The ground floor accommodation briefly comprises; a spacious lounge, separate dining room with a large under stairs storage cupboard, and a large fitted dining kitchen.

The first floor accommodation provides 2 double bedrooms and the house bathroom.

The interior also benefits gas central heating and double glazing.

To the rear of the property a paved yard, with gates providing a garden area or scope for off street parking.

An internal viewing is highly recommended !

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**15, Powell Street, South Kirkby, PONTEFRACT, WF9 3DD**

**Dwelling type:** End-terrace house      **Reference number:** 0452-2811-6379-9991-2925  
**Date of assessment:** 19 March 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 19 March 2019      **Total floor area:** 78 m<sup>2</sup>

**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

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,760</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,236</b> |

**Estimated energy costs of this home**

|                  | Current costs        | Potential costs      | Potential future savings |
|------------------|----------------------|----------------------|--------------------------|
| <b>Lighting</b>  | £ 297 over 3 years   | £ 174 over 3 years   |                          |
| <b>Heating</b>   | £ 2,175 over 3 years | £ 1,149 over 3 years |                          |
| <b>Hot Water</b> | £ 288 over 3 years   | £ 201 over 3 years   |                          |
| <b>Totals</b>    | <b>£ 2,760</b>       | <b>£ 1,524</b>       |                          |

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

Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 60      | 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.

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

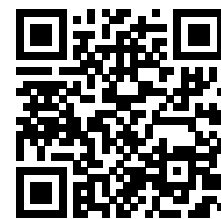
| Recommended measures                        | Indicative cost  | Typical savings over 3 years |
|---|------------------|------------------------------|
| 1 Internal or external wall insulation      | £4,000 - £14,000 | £ 801                        |
| 2 Floor insulation (solid floor)            | £4,000 - £6,000  | £ 135                        |
| 3 Low energy lighting for all fixed outlets | £25              | £ 108                        |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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