



Thorpe Lane, Pontefract, WF8

£385,000

None

Tenure: Freehold, **Bedrooms:** 4

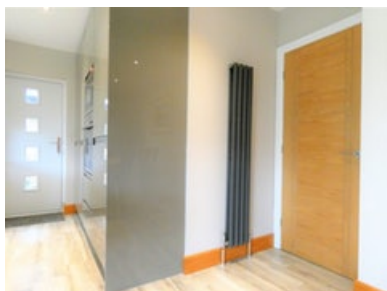
Set in this popular location close to sought after local Schools and within easy reach of motorway links and Pontefract Town Centre, we are delighted to offer for sale this completely refurbished and very substantial traditional detached family home. The property has undergone extensive

Key features:

- Substantial detached family home
- 4 Double bedrooms
- Master bedroom with fitted wardrobes and en-suite shower room
- Stunning house bathroom
- Galleried landing
- Stunning living/kitchen/dining room
- Dual aspect lounge
- Large study with en-suite wc
- Large attached garage
- Substantial driveway and gardens
- Solar panels - massive savings a year on bills

Extra info:

- **Property Age:** 56 years
- **Council Tax:** Band F (£2248.97 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



Set in this popular location close to sought after local Schools and within easy reach of motorway links and Pontefract Town Centre, we are delighted to offer for sale this completely refurbished and very substantial traditional detached family home.

The property has undergone extensive refurbishment to a very high standard including a replacement kitchen, bathrooms, heating system, and Oak flooring and ceramic tiling to the ground floor. The property has also been extended and provides a stunning living/kitchen/dining room.

The ground floor accommodation briefly comprises; A stunning living/dining/kitchen with high quality appliances, a central island, skylight windows and bi-folding doors to the garden, an extremely spacious dual aspect lounge with multi fuel burner and oak flooring, a large study with en-suite WC and a fabulous entrance hall.

The first floor of the property provides 4 double bedrooms, the master having an extensive range of fitted wardrobes and an en-suite shower room, and simply stunning 4 piece bathroom.

The interior is enhanced with oak flooring doors and skirting boards, gas central heating with contemporary radiators and double glazing.

The front of the property provides a large lawn area secluded by mature trees, along with a driveway giving off street parking and access to the large double garage. To the sides of the property provide further garden areas, and lead to the secluded rear. The rear garden provides a patio seating area and a generous lawn. The property also benefits from having solar panels which contributes to a massive savings on the property every year!

An early internal viewing is most highly recommended !

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

Wellesley, Thorpe Lane, Thorpe Audlin, PONTEFRAC, WF8 3HE

Dwelling type: Detached house	Reference number: 0398-1042-7224-2906-4950
Date of assessment: 01 April 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 April 2016	Total floor area: 179 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:	£ 3,915
Over 3 years you could save	£ 552

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 267 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 552 over 3 years </div>
Heating	£ 3,099 over 3 years	£ 2,820 over 3 years	
Hot Water	£ 423 over 3 years	£ 276 over 3 years	
Totals	£ 3,915	£ 3,363	

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
<div style="display: flex; justify-content: space-around;"> ← 83 → </div>		<div style="display: flex; justify-content: space-around;"> ← 87 → </div>				

Not energy efficient - higher running costs

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 Floor insulation (suspended floor)	£800 - £1,200	£ 303
2 Low energy lighting for all fixed outlets	£45	£ 105
3 Solar water heating	£4,000 - £6,000	£ 138

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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