



## Holme Farm Mews, Carleton, Pontefract, WF8

**£150,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

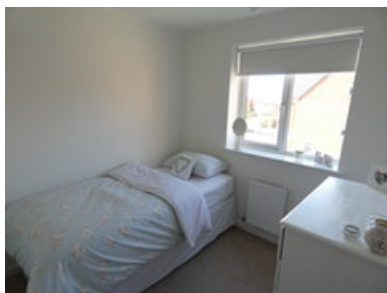
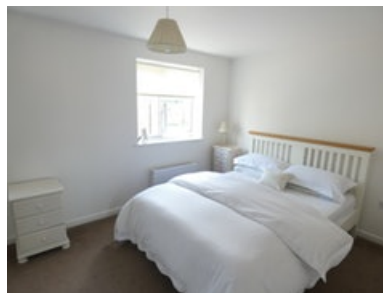
Located in a quiet cul de sac, close to open countryside in the very popular village of Carleton is this very well presented Semi Detached House. The property is close to a wide range of local amenities and transport links being only 3 miles to the A1 and Darrington Golf Club.

## Key features:

- RECENTLY REDUCED
- INTERNAL VIEWING HIGHLY RECOMMENDED
- CLOSE TO OPEN COUNTRYSIDE
- FANTASTIC TRANSPORT LINKS
- MOTIVATED VENDOR
- IDEAL FOR FIRST TIME BUYERS

## Extra info:

- **Property Age:** 7 years
- **Council Tax:** Band B (£1298.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



Located in a quiet cul de sac, close to open countryside in the very popular village of Carleton is this very well presented semi-detached house.

The property is close to a wide range of local amenities and transport links being only 3 miles to the A1 and Darrington Golf Club. There is an inviting hallway with a useful downstairs W.C., a spacious and light living room and a modern kitchen / dining room with french doors opening to the garden. The first floor has three good sized bedrooms and pleasant family bathroom. There is a driveway and a lovely south facing rear garden which has a patio and sizeable lawned area.

An ideal home for a young couple or growing family in a great location!

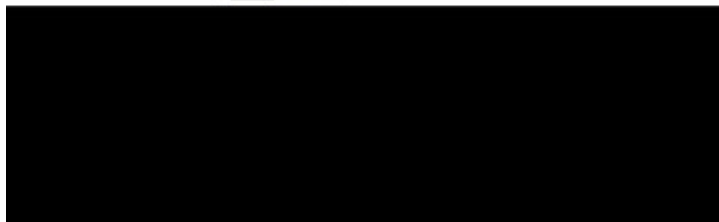
Floor plan:



Ground Floor



First Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**2 Holme Farm Mews, CARLETON, WF8 3FH**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9258-7025-6345-9572-3944
<b>Date of assessment:</b> 15 May 2012	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 15 May 2012	<b>Total floor area:</b> 69 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>£ 1,101</b>
<b>Over 3 years you could save</b>	<b>£ 150</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 204 over 3 years	£ 120 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 150 over 3 years</p> </div>
<b>Heating</b>	£ 654 over 3 years	£ 663 over 3 years	
<b>Hot Water</b>	£ 243 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,101</b>	<b>£ 951</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

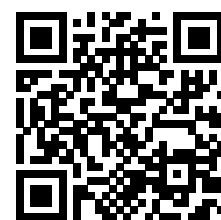
<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #0070c0; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #7c9a7c; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #c4c400; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #e6e600; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #e67e22; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #c0392b; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">8.1</td></tr> </table>	Current	8.1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">9.5</td></tr> </table>	Potential	9.5	<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) <b>A</b>														
(81-91) <b>B</b>														
(69-80) <b>C</b>														
(55-68) <b>D</b>														
(39-54) <b>E</b>														
(21-38) <b>F</b>														
(1-20) <b>G</b>														
Current														
8.1														
Potential														
9.5														

### 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	£25	£ 75
2 Solar water heating	£4,000 - £8,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 657

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code