



## Dewsbury Road, Wakefield, WF2

**£250,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

A stunning double fronted 4 bedroom family home, BEAUTIFULLY presented throughout with garage, off road parking with low maintenance walled gardens to the front rear with additional garage. MUST BE SEEN to be appreciated. Please call us today to book an appointment.

## Key features:

- Double Fronted Family Home
- Private low maintenance garden
- Brand New Kitchen
- Garage
- Family Kitchen
- Great Location
- Garden Terrace
- West Side of City Centre

## Extra info:

- **Property Age:** 95 years
- **Council Tax:** Band b (£136.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



## SUMMARY

Four bedroom attractive Semi-detached property having been beautifully modernised throughout. Fabulous family home. Book a Viewing to avoid disappointment.

## LOCATION

The property is situated in a non-estate position on the western side of the city centre, within easy reach of the broad range of shopping, schooling and recreational facilities offered by Wakefield city centre. The M1 motorway is also readily accessible, less than half a mile away.

## DESCRIPTION

A four bedroom Mature Semi-detached Property which has been beautifully modernised throughout. The property comprises of entrance hallway, two reception rooms, dining kitchen, cellar with huge potential to convert (subject to planning permission), four bedrooms, master with en-suite, good size family bathroom. The property has generous off road parking, low maintenance gardens to the front, garage with an up and over door and personal door, extensive low maintenance walled gardens to the rear being laid to pave. Viewing essential to fully appreciate this delightful home.

#### Entrance

Teak upvc front entrance door with obscured glazed and leaded gold panels leading into the entrance hallway.

#### Entrance Hallway

With coving to ceiling, double radiator, telephone point, stair access to the first floor.

#### Rear Entrance

Rear entrance door leading into the utility room, cloak room, and to the rear gardens.

#### Utility Room

Central heating boiler housed here. Plumbing for a washing machine, space for a fridge freezer, storage space, access into the cellar.

#### Cellar

Could be converted (subject to planning permission).

#### Kitchen 11' 8" x 8' 9" ( 3.56m x 2.67m )

Upvc leaded window to the rear aspect and one to the the side aspect.. A range of white high gloss units to include base and wall units, pan drawers, LED lighting on the plinths, space for a range oven, extractor fan, stainless steel splashback, rolltop work surface, plumbing for a dishwasher, plumbing for a washing machine, ceiling downlights, bowl sink and drainer with mixer tap, partially tiled walls, white granite floor tiles. French doors with glazed panels into the dining room.

#### Dining Room 12' 3" x 11' 11" to the alcove ( 3.73m x 3.63m to the alcove )

Upvc leaded window to the front aspect. Coving to ceiling, double radiator, laminate flooring, feature arch within the chimney breast.

#### Lounge 17' 8" x 11' 11" ( 5.38m x 3.63m )

French door leading to the rear gardens. Upvc leaded window to the front aspect. Double radiator, rustic style floor, electric fire, tv point, coving to ceiling.

#### First Floor Landing

Upvc leaded window to the rear aspect. Double radiator, storage space.

#### Bedroom 1 12' 7" x 9' 10" ( 3.84m x 3.00m )

Upvc window to the front aspect. Radiator, coving to ceiling, Access into the en-suite.

#### En-Suite

Upvc leaded obscured glazed window to the side aspect. Floating wash basin with a waterfall tap set within a high gloss vanity unit beneath, w.c., tiled walls, tiled floor.

#### Bedroom 2 11' 11" x 11' 1" ( 3.63m x 3.38m )

Upvc window to the front aspect. Radiator, coving and ceiling rose, laminate floor.

#### Bedroom 3 7' 2" Plus the door entrance x 8' 1" ( 2.18m Plus the door entrance x 2.46m )

Upvc window to the front aspect. Radiator, laminate flooring, dado rail, loft access, coving to ceiling.

#### Bedroom 4 6' 1" x 8' 9" ( 1.85m x 2.67m )

Upvc window to the front aspect. Radiator, laminate flooring, dado rail, loft access, coving to ceiling.

Upvc window to the rear aspect. Radiator, coving to ceiling.

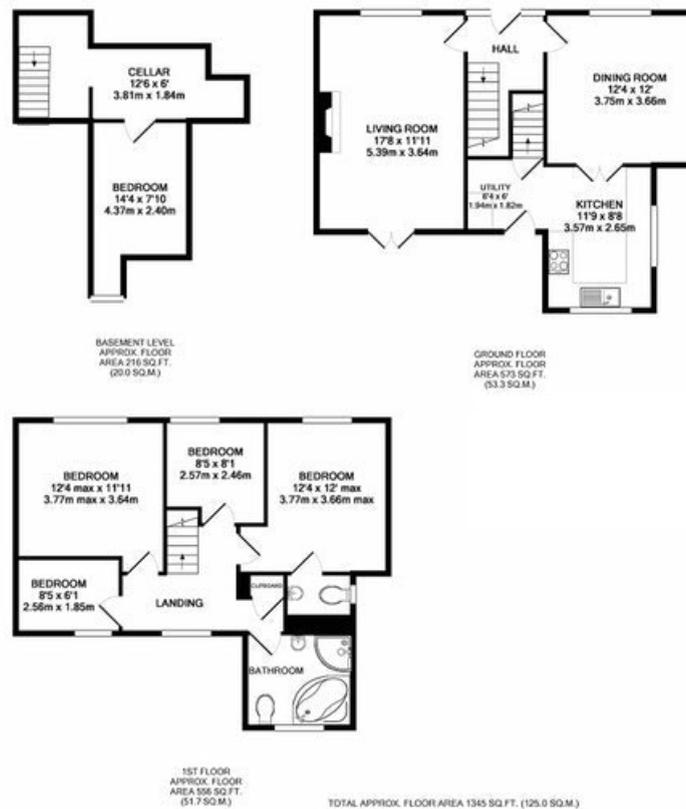
## Bathroom

Upvc obscured glazed window to the rear aspect. Four piece suite comprising of a corner shower cubicle, rainfall shower attachment, wash basin with a mixer tap, granite style work surface with high gloss vanity unit beneath, Freestanding Victorian double roll end bath. low level flush w.c., granite tiled floor, tiled walls floor to ceiling. Chandelier with ceiling downlights.

## Outside

Wrought iron fencing to the front and side with wrought iron gated access, tarmac driveway providing parking for several cars, low maintenance graveled borders to the front, outside light. Driveway to the side leading to the garage with up and over door and personal door. Wrought iron gate to access the extensive rear court yard style garden.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**299, Dewsbury Road, WAKEFIELD, WF2 9DD**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9263-2823-6608-9005-0181
<b>Date of assessment:</b> 07 October 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 07 October 2015	<b>Total floor area:</b> 114 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>£ 3,630</b>
<b>Over 3 years you could save</b>	<b>£ 1,356</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 201 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;">                     You could save £ 1,356 over 3 years                 </div>
Heating	£ 3,018 over 3 years	£ 1,827 over 3 years	
Hot Water	£ 345 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 3,630</b>	<b>£ 2,274</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: x-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) <b>A</b></p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) <b>B</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) <b>C</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) <b>D</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) <b>E</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) <b>F</b></p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) <b>G</b></p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p>Current</p> <p style="font-size: 2em; font-weight: bold;">61</p> </div> <div style="width: 45%;"> <p>Potential</p> <p style="font-size: 2em; font-weight: bold;">83</p> </div> </div>	<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>
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**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	£ 1,053
2 Floor insulation (suspended floor)	£800 - £1,200	£ 147
3 Low energy lighting for all fixed outlets	£25	£ 57

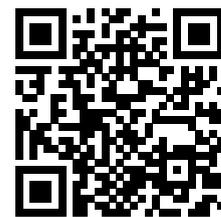
See page 3 for a full list of recommendations for this property.

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](http://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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