



Normanton Street, Wakefield, WF4

£100,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

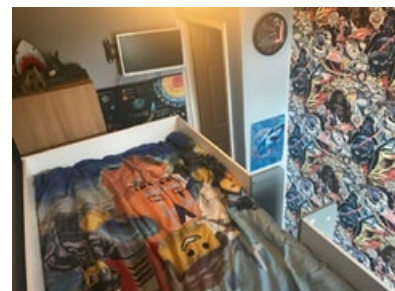
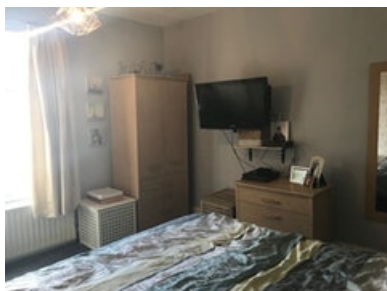
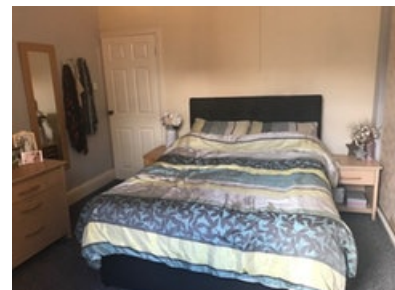
Housesimple are delighted to offer this two bedroom terraced house to market. An excellent opportunity to the first time purchaser or the property investor. The property benefits from an enclosed rear garden. The accommodation comprises:- Lounge, kitchen, understairs storage cupboard, to the first f

Key features:

- well presented
- private location
- rear garden
- Modern Kitchen
- Boiler 2017
- 2 bedrooms
- Kitchen 2017
- Bathroom 2017
- Damp Proofing 2017
- Sought after location
- No Chain
- Loft Space for possible conversion

Extra info:

- **Property Age:** 75 years
- **Council Tax:** Band a (£90.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



Housesimple are delighted to offer this two bedroom terraced house to market. An excellent opportunity to the first time purchaser or the property investor. The property benefits from an enclosed rear garden. The accommodation comprises:- Lounge, kitchen, understairs storage cupboard, to the first floor two bedrooms and bathroom. On street parking to the front. Situated approximately 0.75 mile from Horbury Town Centre providing many amenities to include Supermarket along with many more shops, Doctors Surgery and Dentist. Only three miles to Junction 40 of M1 motorway, therefore an ideal location for the commuter that requires the Northern Motorway Network.

Entrance

Door into lounge.

Lounge 12' 11" x 13' 2" Max (3.94m x 4.01m Max)

Double glazed window to front aspect, radiator and door to kitchen.

Kitchen 19' 11" x 13' 1" Max (6.07m x 3.99m Max)

Double glazed window to rear aspect. Fitted kitchen comprising of a range of base units with worktop over, gas oven and hob, cooker hood, partly tiled, plumbing for washing machine, one and a half bowl sink and drainer. Door to understairs storage area. Door to access rear garden.

First Floor Landing

Loft access, doors to two bedrooms and door to bathroom.

Bedroom 1 12' 11" x 13' 1" (3.94m x 3.99m)

Double glazed window to front aspect, wardrobes and radiator.

Bedroom 2 9' 11" x 5' 2" Max (3.02m x 1.57m Max)

Double glazed window to rear aspect and radiator.

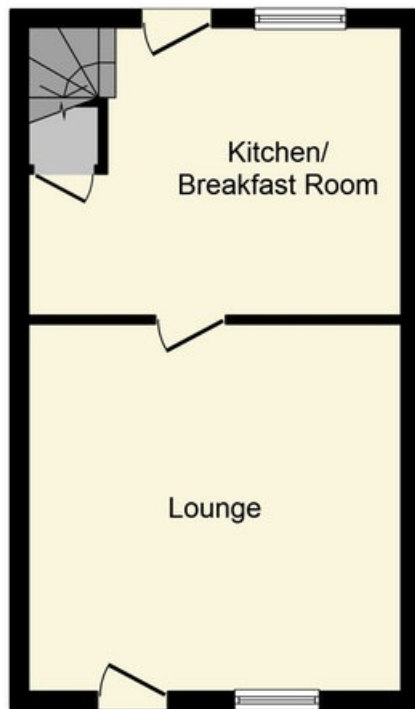
Bathroom

Obscured glazed window to rear aspect. Three piece suite in white finish comprising of bath with shower over, wc and washbasin.

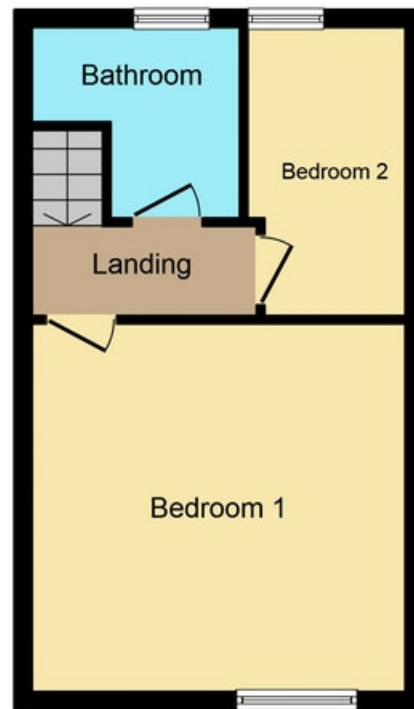
Outside

To the rear the property is a mostly lawn garden.

Floor plan:



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

29, Normanton Street, Horbury, WAKEFIELD, WF4 5EL

Dwelling type: Mid-terrace house	Reference number: 0551-2835-7534-9223-4191
Date of assessment: 25 July 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 August 2017	Total floor area: 57 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:	£ 1,956
Over 3 years you could save	£ 558

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 123 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 558 over 3 years</p> </div>
Heating	£ 1,461 over 3 years	£ 1,086 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
Totals	£ 1,956	£ 1,398	

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: xx-small;">Very energy efficient - lower running costs</p> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: yellow;">58</td> <td style="font-size: 2em; color: green;">88</td> </tr> </table> <p style="font-size: x-small;">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.</p>	Current	Potential	58	88
Current	Potential				
58	88				

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	£ 387
2 Low energy lighting for all fixed outlets	£40	£ 81
3 Solar water heating	£4,000 - £6,000	£ 90

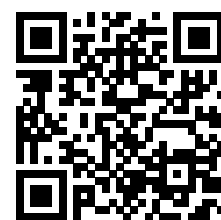
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

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