Normanton Street, Wakefield, WF4

£100,000
Offers in Excess of
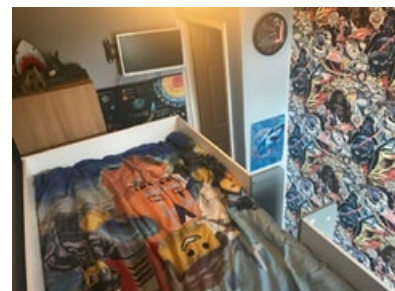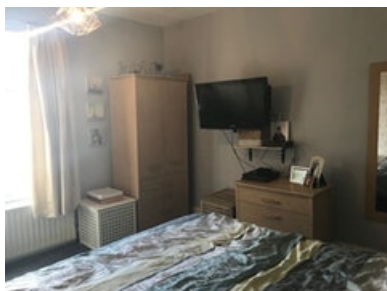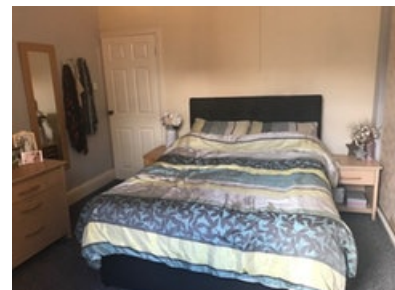
Tenure: Freehold, **Bedrooms:** 2

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)
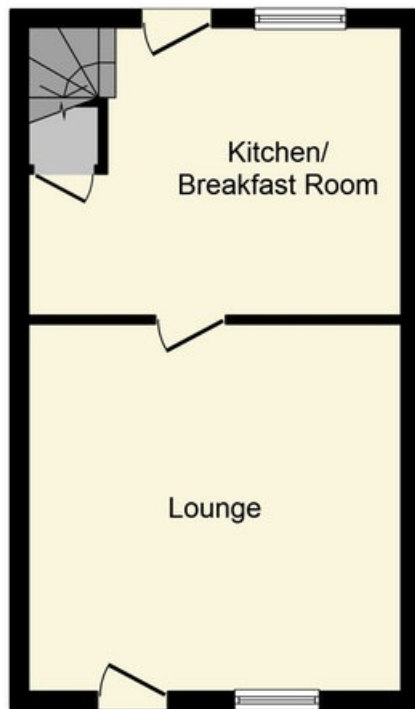Double glazed window to rear aspect and radiator.

Bathroom
Obscured glazed window to rear aspect. Three piece suite in white finish comprising of bath with shower over, wc and washbasin.
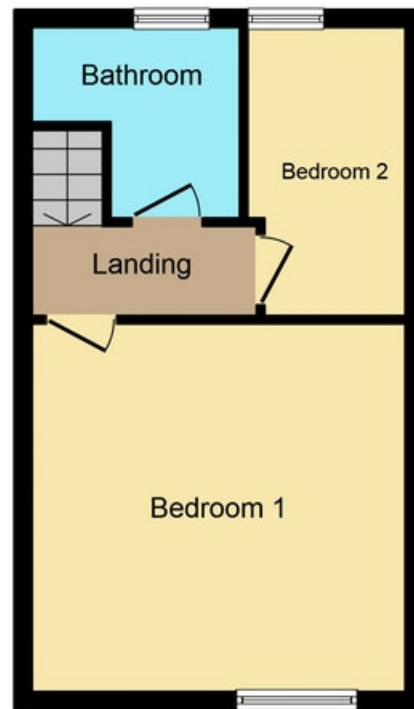
Outside
To the rear the property is a mostly lawn garden.

Floor plan:

Kitchen/
Breakfast Room

Lounge

Ground Floor

Bathroom

Bedroom 2

Landing

Bedroom 1

First Floor

Energy Performance Certificate:

Energy Performance Certificate

HM Government

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 m²

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	
Heating	£ 1,461 over 3 years	£ 1,086 over 3 years	You could save £ 558 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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

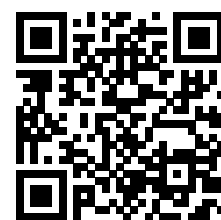| Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 387
2 Low energy lighting for all fixed outlets	£40	£ 81
3 Solar water heating	£4,000 - £6,000	£ 90

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.

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To book a viewing scan this code