

## Bridle Close, Wakefield, WF4

**Tenure:** Freehold, **Bedrooms:** 2

We are delighted to offer for sale this stunning semi detached bungalow.

**£200,000**

Offers in Excess of

## Key features:

- Stunning semi detached Bungalow
- 2 double bedrooms
- spacious lounge with fireplace
- dining room with patio doors
- further first floor lounge area
- Fitted kitchen breakfast room with stunning views
- Double glazing and gas central heating
- Landscaped rear garden
- Driveway for several cars
- Stunning views to the front

## Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band C (£1383.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



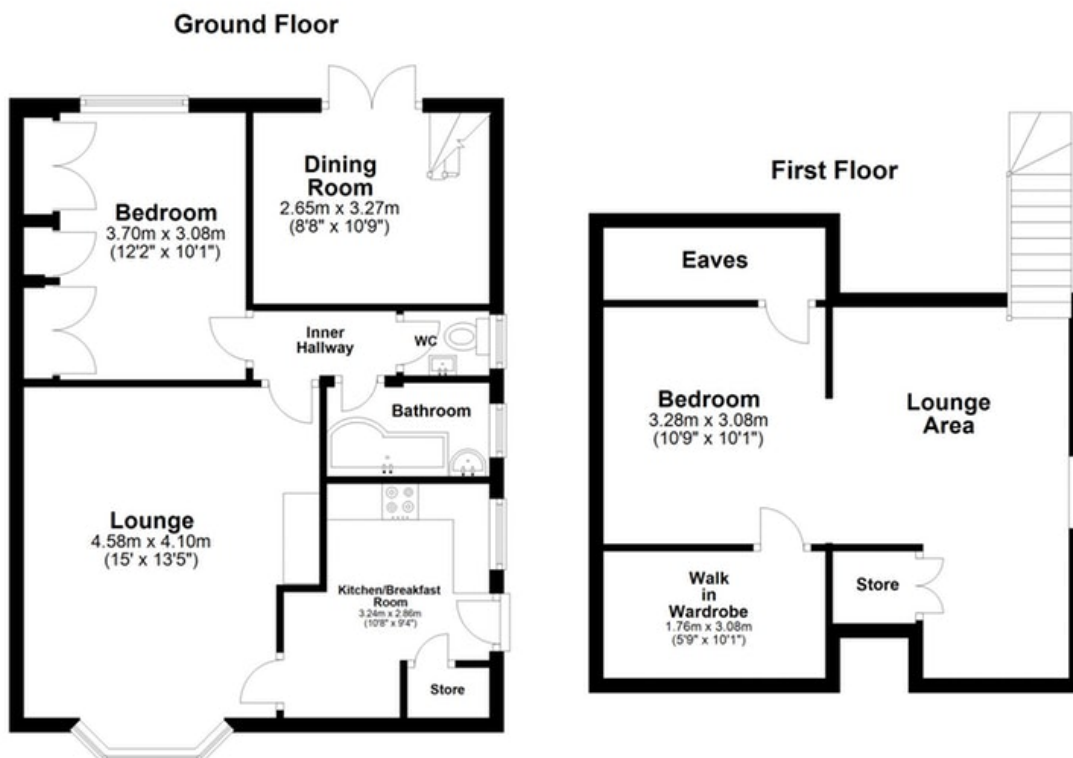
We are delighted to offer for sale this stunning semi detached bungalow. Situated in an idyllic location overlooking open countryside, and offered for sale as a chain free move we highly recommend an early internal viewing.

The ground floor accommodation briefly comprises; a comprehensively fitted kitchen/breakfast room with appliances, a spacious lounge with a feature fireplace and bay window with views over open countryside, a spacious dining room with patio doors, the master bedroom with fitted wardrobes and the stunning house bathroom, with a separate wc.

A staircase leads from the dining room to the first floor. The first floor currently provides a double bedroom area, which is open plan to a large lounge area. A door leads to a walk in wardrobe which is ideal for conversion to an en-suite shower room.

The front of the property provides a good size garden with retaining wall and mature borders. To the side of the property a driveway giving off street parking for numerous vehicles. To the rear a low maintenance landscaped garden, and a concrete base for a garage.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

7, Bridle Close  
Netherton  
WAKEFIELD  
WF4 4HP

Dwelling type: Semi-detached house  
Date of assessment: 13 June 2011  
Date of certificate: 13 June 2011  
Reference number: E303-8578-2729-3796-6693  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 88 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	63
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	187 kWh/m <sup>2</sup> per year	187 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	3.2 tonnes per year
Lighting	£54 per year	£54 per year
Heating	£520 per year	£520 per year
Hot water	£87 per year	£87 per year

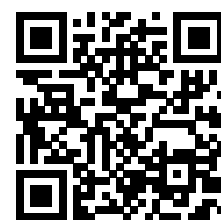
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

### MISREPRESENTATION ACT, 1967.

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