



## Whinney Moor Avenue, Wakefield, WF2

**£110,000**

None

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

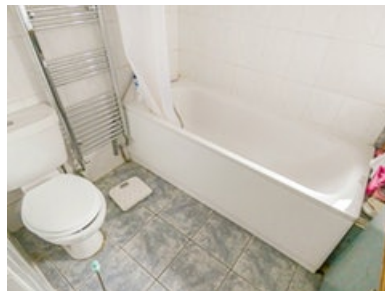
IDEAL FOR FIRST TIME BUYERS & FAMILIES, CONVENIENTLY LOCATED WITH LOCAL AMENITIES CLOSE-BY, GREAT TRANSPORT LINKS, INTERNAL VIEWING HIGHLY RECOMMENDED

## Key features:

- INTERNAL VIEWING HIGHLY RECOMMENDED
- CONVENIENTLY LOCATED
- IDEAL FOR FIRST TIME BUYERS & FAMILIES
- GREAT TRANSPORT LINKS
- SPACIOUS GARDEN & PATIO AREA

## Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£110.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



This deceptively spacious home is sure to appeal to a range of buyers including first time buyers and families alike. Well placed for access to local amenities and good transport links, the property is well worthy of an internal inspection.

Set over two floors the property offers a spacious lounge, stylish dining kitchen with a rear entrance hall and downstairs W.C There are three good sized bedrooms and a white bathroom suite on the first floor, and externally there is an enclosed private garden to the rear with a large patio area.

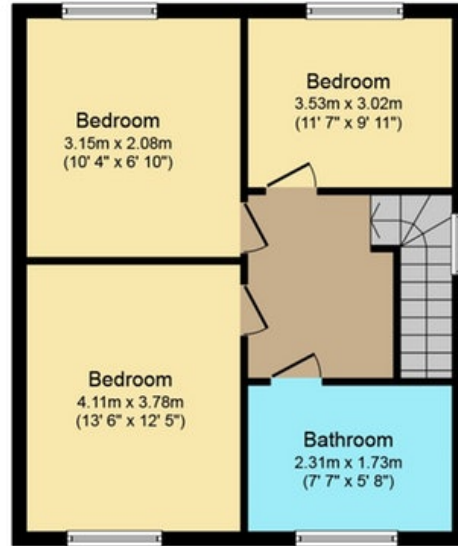
Internal viewing is highly recommended to fully appreciate what is on offer!

Floor plan:



**Ground Floor**

Floor area 51.7 sq. m. (556 sq. ft.) approx



**First Floor**

Floor area 51.7 sq. m. (556 sq. ft.) approx

Total floor area 103.4 sq. m. (1,113 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

HM Government

### Energy Performance Certificate

**31, Whinney Moor Avenue, WAKEFIELD, WF2 8RG**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0368-2857-7838-9401-2085
<b>Date of assessment:</b> 03 July 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 04 July 2019	<b>Total floor area:</b> 90 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>£ 3,417</b>
<b>Over 3 years you could save</b>	<b>£ 879</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 282 over 3 years	£ 198 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 879 over 3 years                 </div>
<b>Heating</b>	£ 2,829 over 3 years	£ 2,127 over 3 years	
<b>Hot Water</b>	£ 306 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 3,417</b>	<b>£ 2,538</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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td></tr> </table> <p>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; text-align: center;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="font-size: 2em;">53</td><td style="font-size: 2em;">75</td></tr> </table>	Current	Potential	53	75	<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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Current	Potential												
53	75												

#### Top actions you can take to save money and make your home more efficient

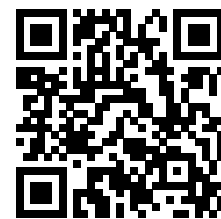
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 366
2 Floor insulation (suspended floor)	£800 - £1,200	£ 144
3 Low energy lighting for all fixed outlets	£15	£ 75

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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