

## Chequerfield Close, Castleford, WF10

**£153,500**

None

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

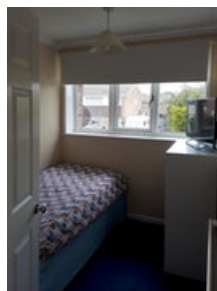
Description House Simple are offering for sale this well presented, modern, 3-bedroom house with spacious living accommodation, garage with driveway providing off-street parking. The property briefly comprises; entrance hall, lounge, dining room, kitchen, conservatory, stairs allowing access to fir

## Key features:

- Conservatory
- Private Garden
- Sought After Location

## Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band B (£126.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



## Description

House Simple are offering for sale this well presented, modern, 3-bedroom house with spacious living accommodation, garage with driveway providing off-street parking. The property briefly comprises; entrance hall, lounge, dining room, kitchen, conservatory, stairs allowing access to first floor which has three bedrooms, storage cupboard and bathroom. To the front of the property is a low maintenance garden mainly gravelled with feature raised pond and mature shrubs. To the rear the garden is laid to lawn. The side of the property has a large driveway with ample parking spaces and a detached garage with glazed window to side.

### Entrance Hall

This property is entered through a double-glazed door to the front, there is stairs to first floor, storage cupboard and internal door to lounge.

### Kitchen 8'4" x 8'4"

Modern kitchen with a range of wall, base and drawer units, integrated dishwasher, stainless steel sink and drainer, space for free standing cooker and hob with extractor above, space for fridge/freezer, double glazed window to the rear and door to side.

## **Lounge 13'11" x 12'7"**

Attractive and spacious lounge, multi-fuel burner, coving to ceiling, central heated radiator and double-glazed window to the front.

## **Dining Room 9'5" x 8'4"**

Good sized room with central heated radiator and double-glazed patio doors to conservatory.

## **Conservatory 8'5" x 7'9"**

Central heated radiator and French doors leading to the attractive rear garden.

## **Landing**

With loft access, storage cupboard, access to all bedrooms and bathroom and double-glazed window to side elevation.

## **Bedroom One 11' x 10'4"**

Double bedroom, central heated radiator and double-glazed window to front.

## **Bedroom Two 10'4" x 9'10"**

Double bedroom, central heated radiator and double-glazed window to front.

## **Bedroom Three 8' x 6'6"**

Bedroom with central heated radiator and double-glazed window to front.

## **Bathroom**

Modern bathroom with jacuzzi bath and shower over, vanity unit with W/C and handwash basin, central heated radiator, wood effect floor and double-glazed window to rear.

## **Outside**

To the front of the property is a low maintenance garden mainly gravelled with feature raised pond and mature shrubs.

To the rear the garden is laid to lawn. The side of the property has a large driveway with ample parking spaces and a detached garage with glazed window to side.

## Energy Performance Certificate:

**Energy Performance Certificate**

**9, Chequerfield Close, CASTLEFORD, WF10 5NY**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0928-8011-7286-6741-8984
<b>Date of assessment:</b> 02 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 02 June 2019	<b>Total floor area:</b> 69 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>£ 1,881</b>
<b>Over 3 years you could save</b>	<b>£ 216</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 156 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;">                     You could save £ 216 over 3 years                 </div>
Heating	£ 1,422 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 261 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 1,881</b>	<b>£ 1,665</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: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8ebc4f; color: white;">(81-91) <b>B</b></td> <td style="background-color: #c4d600; color: white;">(69-80) <b>C</b></td> <td style="background-color: #f1c232; color: white;">(55-68) <b>D</b></td> <td style="background-color: #f48b00; color: white;">(39-54) <b>E</b></td> <td style="background-color: #e31a1c; color: white;">(21-38) <b>F</b></td> <td style="background-color: #c00000; color: white;">(1-20) <b>G</b></td> </tr> </table> <p style="font-size: x-small;">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 style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">69</td> <td style="font-size: 2em; font-weight: bold;">84</td> </tr> </table> <p>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	69	84
(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>						
Current	Potential											
69	84											

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

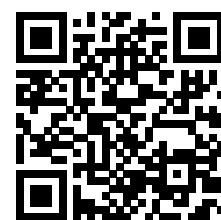
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 99
2 Low energy lighting for all fixed outlets	£15	£ 36
3 Solar water heating	£4,000 - £6,000	£ 81

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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