



## Welbeck Street, Wakefield, WF1

**£155,000**

Offers in Region of

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

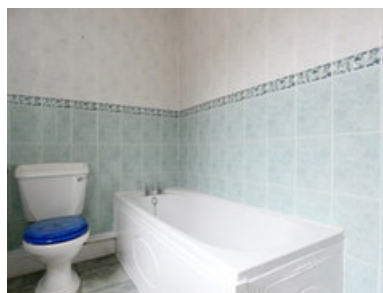
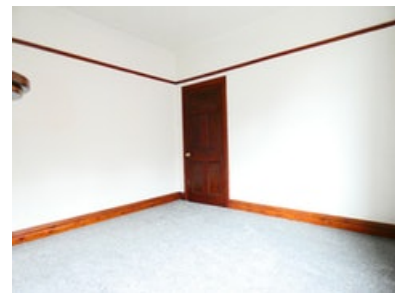
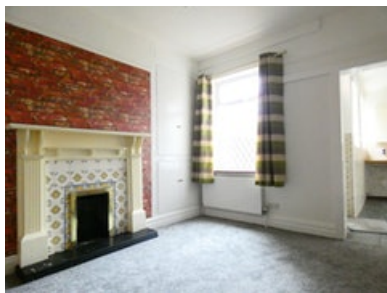
**\*\* IDEAL FIRST HOME\*\* \*\*IDEAL FAMILY HOME\*\* \*\*NO CHAIN\*\*** HouseSimple are delighted to present this Three Bed Terraced House located on the outskirts of Wakefield, the property offers an ideal first/family home at an affordable price. The property comprises : Three double bedrooms

## Key features:

- Ideal Family Home
- Three Bedrooms
- Two Reception Rooms
- Fully Converted Attic Room
- Large Family Bathroom
- Enclosed Garden
- Close To Local Amenities
- No Chain

## Extra info:

- **Property Age:** 82 years
- **Council Tax:** Band A (£1124.49 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



**\*\* IDEAL FIRST HOME\*\* \*\*IDEAL FAMILY HOME\*\* \*\*NO CHAIN\*\***

HouseSimple are delighted to present this Three Bed Terraced House located on the outskirts of Wakefield, the property offers an ideal first/family home at an affordable price. The property comprises : Three double bedrooms, family bathroom with bath & seperate shower, living room, dining room, kitchen, ample built in storage, enclosed rear garden with patio area & ample on street parking, close to local amenities, schools catchment area, bus routes, a short drive to Wakefield town & motorway networks. Ideal first/family home & investment opportunity, viewing highly recommended.

## **Entrance Hall**

Entering the property through to the hallway -

## **Living Room**

Well presented Living Room with feature fireplace, power points, TV point, large single radiator & double glazed window.

## **Kitchen**

Kitchen with built in oven & 4 ring gas hob, additional room for appliances, single radiator, power points, double glazed windows & access to the enclosed garden.

## **Dining Room**

Spacious Dining room with feature fireplace, built in storage, single radiator, power points & double glazed window.

## **Master Bedroom**

Master Double Bedroom, built in storage, double glazed window, single radiator & power points.

## **Family Bathroom**

Large Bathroom with bath & over seperate shower, toilet, wash basin, single radiator & double glazed frosted window.

## **Bedroom Two**

Double bedroom, double glazed window, power points, built in storage & single radiator.

## **Bedroom Three/Attic Room**

Fully converted Attic to a third double bedroom, double glazed window, built in storage, power points & single radiator.

## **Outside**

Large enclosed rear garden, patio area & ample on street parking.

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**9, Welbeck Street, WAKEFIELD, WF1 5LD**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0960-2854-7464-9091-2765
<b>Date of assessment:</b> 14 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 June 2019	<b>Total floor area:</b> 97 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>£ 3,369</b>
<b>Over 3 years you could save</b>	<b>£ 1,209</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 225 over 3 years	<div style="background-color: #548235; color: white; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save £ 1,209 over 3 years                 </div>
Heating	£ 2,736 over 3 years	£ 1,719 over 3 years	
Hot Water	£ 303 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,369</b>	<b>£ 2,160</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**

	Current	Potential
	57	82

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 Room-in-roof insulation	£1,500 - £2,700	£ 627
2 Internal or external wall insulation	£4,000 - £14,000	£ 285
3 Floor insulation (suspended floor)	£800 - £1,200	£ 111

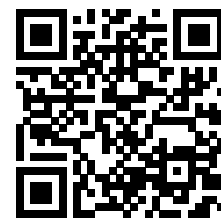
See page 3 for a full list of recommendations for this property.

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.

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### MISREPRESENTATION ACT, 1967.

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