



Belmont Terrace, Wakefield, WF3

£130,000

None

Tenure: Freehold, **Bedrooms:** 2

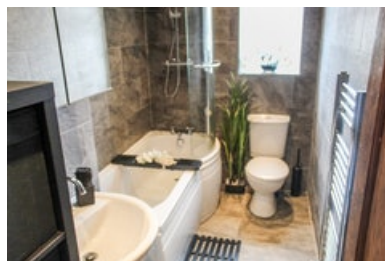
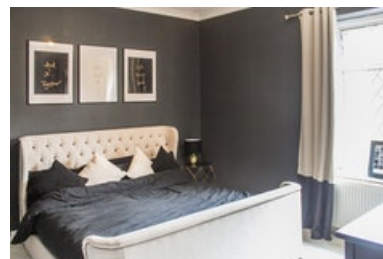
An excellent opportunity has arisen to purchase this beautifully presented two bedroom mid-terrace property situated in Thorpe. The property briefly comprises to the ground floor: Lounge with feature fireplace, modern fitted dining/kitchen and a cellar which offers useful storage. To the fi

Key features:

- terraced property
- full of character and modern features
- sought after location
- viewing highly recommended

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band A (£1096.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



An excellent opportunity has arisen to purchase this beautifully presented two bedroom mid-terrace property situated in Thorpe.

The property briefly comprises to the ground floor:

Lounge with feature fireplace, modern fitted dining/kitchen and a cellar which offers useful storage.

To the first floor is a good sized master bedroom, a modern fitted bathroom and a second bedroom. Externally is a yard with fence boundary..

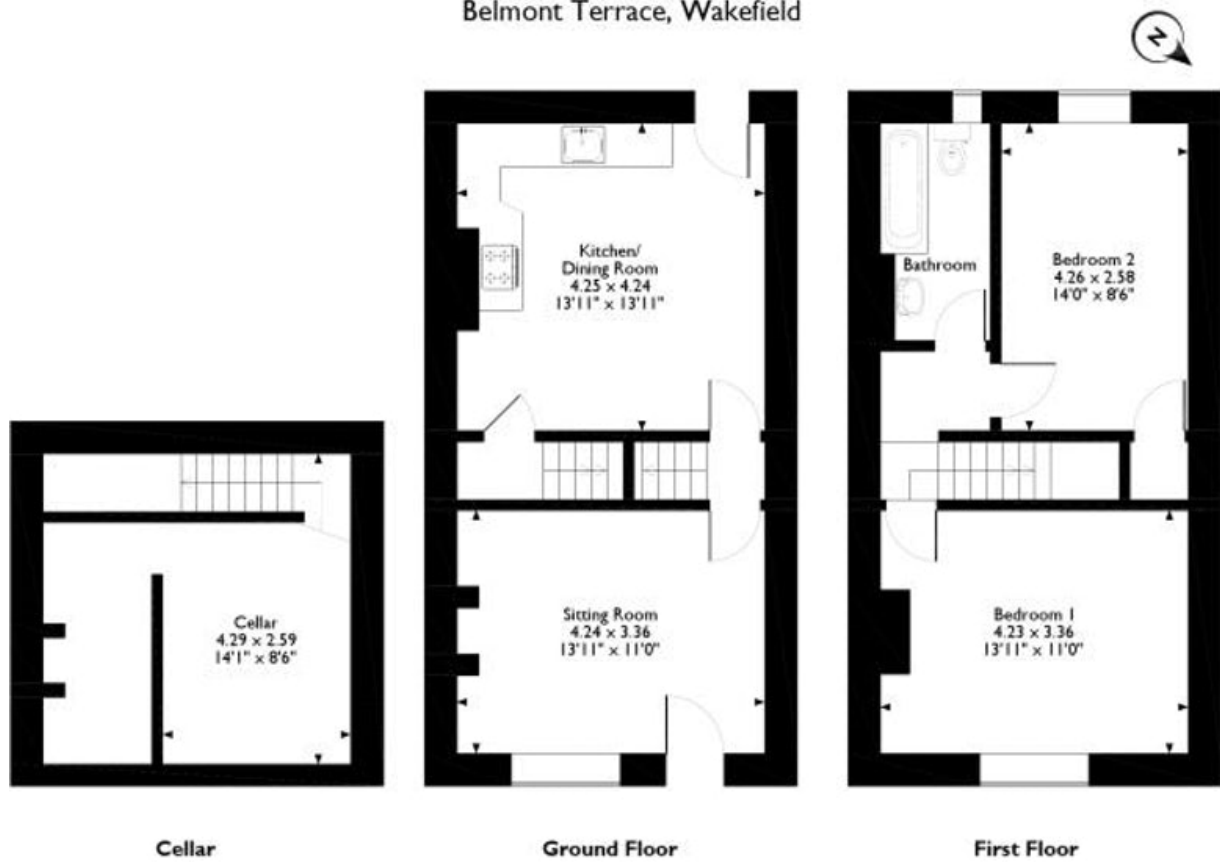
The property is well placed for daily travel to Leeds and Wakefield city centres and is within easy reach of the A1/M1 link road and other national motorway networks. Local schools, shops and amenities are also nearby.

The property would suit a wide range of buyers and therefore early viewing is essential to avoid disappointment.

Contact Housesimple today to arrange your viewing!

Floor plan:

Belmont Terrace, Wakefield



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate:

Energy Performance Certificate

3, Belmont Terrace, Thorpe, WAKEFIELD, WF3 3DE

Dwelling type: Mid-terrace house	Reference number: 8702-9232-1829-5307-7933
Date of assessment: 07 January 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 January 2017	Total floor area: 75 m ²

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:	£ 3,579
Over 3 years you could save	£ 1,776

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 1,776 over 3 years </div>
Heating	£ 2,976 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 423 over 3 years	£ 210 over 3 years	
Totals	£ 3,579	£ 1,803	

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
	50	85

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 Increase loft insulation to 270 mm	£100 - £350	£ 669
2 Internal or external wall insulation	£4,000 - £14,000	£ 606
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 402

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 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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To book a viewing scan this code