



Pollards Fields, Knottingley, WF11

£95,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

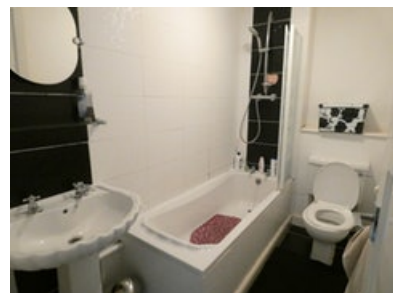
We are pleased to present to the open market this delightful modern inner town house situated in a popular area within a short drive of the A1(M) and M62 motorway network. The property offers modernised accommodation and benefits from UPVC double glazing and gas central heating a

Key features:

- Great Transport Links
- Modernised Throughout
- Conservatory
- Fireplace
- Garage
- Viewing Highly Recommended
- MOTIVATED VENDIOR
- RECENTLY REDUCED
- INTERNAL VIEWING HIGHLY RECOMMENDED

Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band A (£1000.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



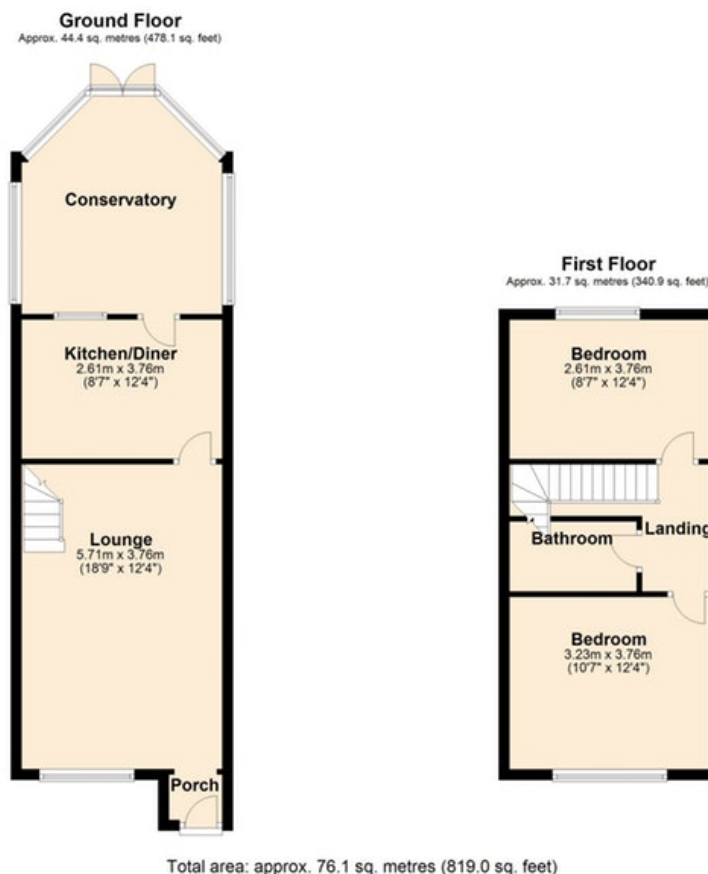
We are pleased to present to the open market this delightful modern inner town house situated in a popular area within a short drive of the A1(M) and M62 motorway network.

The property offers modernised accommodation and benefits from UPVC double glazing and gas central heating and briefly comprises: Entrance porch, living room with modern fireplace, fitted modern kitchen, conservatory, first floor with two double bedrooms and bathroom. Outside, easy to maintain gardens to front and rear. In addition there is a garage.

The property has been maintained and modernised by the current owners to a high standard and an internal viewing comes highly recommended

DO NOT MISS THIS MODERN FAMILY HOME

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

81, Pollards Fields, KNOTTINGLEY, WF11 8TB

Dwelling type: Mid-terrace house	Reference number: 0765-2859-7033-9591-8455
Date of assessment: 11 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 July 2019	Total floor area: 62 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:	£ 1,602
Over 3 years you could save	£ 216

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 216 over 3 years </div>
Heating	£ 1,047 over 3 years	£ 1,062 over 3 years	
Hot Water	£ 261 over 3 years	£ 177 over 3 years	
Totals	£ 1,602	£ 1,386	

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> <p>Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">72</td> <td style="text-align: center;">88</td> </tr> </table>	Current	Potential	72	88	<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>
Current	Potential					
72	88					

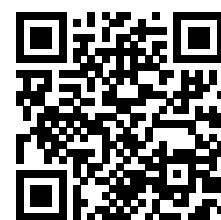
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 129
2 Solar water heating	£4,000 - £6,000	£ 84
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 915

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.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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To book a viewing scan this code