



Hammerton Farm Avenue, Wakefield, WF4

£110,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

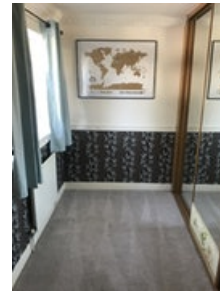
GUIDE PRICE £110,000 - £120,000

Key features:

- Sought After Location
- Private Garden
- Off Street Parking
- Kitchen/Diner
- No chain
- GUIDE PRICE

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band B (£133.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



GUIDE PRICE £110,000 - £120,000

This two bedroom semi-detached house is situated on Hammerton Farm Avenue in the village location of Ryhill offered at a realistic asking price briefly comprises lounge, kitchen, two bedrooms and house bathroom. To the front of the property is a driveway providing off street parking whilst to the rear of the property is an enclosed garden which is laid mainly to lawn. There is no onward chain.

Entrance Porch

With coving to the textured ceiling, external door, double glazed window overlooking the front elevation and central heating radiator.

Lounge (Reception)

15' 9" x 11' 9" (4.80m x 3.58m)

With coving to the textured ceiling, double glazed window overlooking the front elevation, central heating radiator and telephone/television points.

The focal point of the room is the wood fire surround with marble effect inset and hearth housing a coal effect gas fire.

Kitchen

11' 11" x 8' 3" (3.63m x 2.51m)

With coving to the textured ceiling, double glazed window overlooking the rear elevation, central heating radiator, and part tiled walls.

The kitchen comprises a range of wall and base units with complimentary roll edge work surfaces, four ring gas hob with extractor fan over, electric oven, stainless steel sink and drainer unit and plumbing for an automatic washing machine.

Landing

With central heating radiator and access to the loft, two bedrooms and house bathroom.

Bedroom One

9' 11" x 8' 4" (3.02m x 2.54m)

With textured ceiling, double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobes.

Bedroom Two

11' 8" x 7' 4" (3.56m x 2.24m) narrowing to 11' 8" x 5' 3" (3.56m x 1.60m)

With textured ceiling, double glazed window overlooking the front elevation and central heating radiator.

Bathroom

With coving to the ceiling, double glazed window overlooking the side elevation, central heating radiator and fully tiled walls.

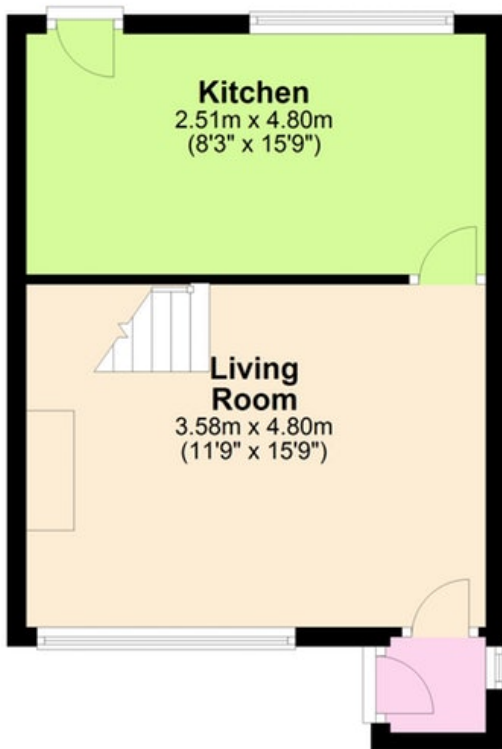
The bathroom suite comprises a panelled bath with shower over, low level w/c, and a pedestal hand wash basin.

Garden

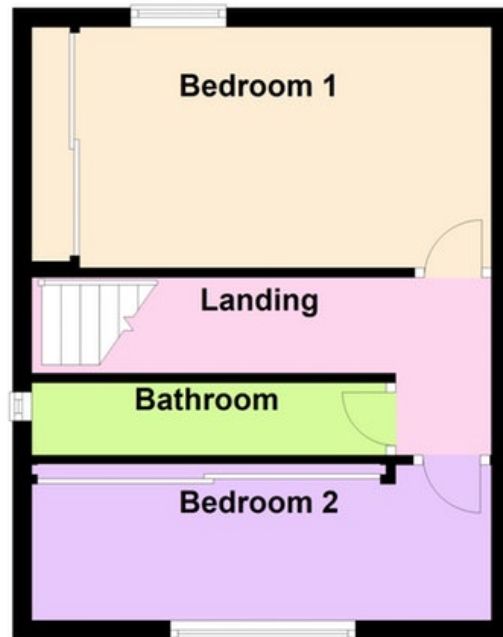
To the front of the property is a driveway providing off street parking whilst to the rear of the property is an enclosed garden laid mainly to lawn with flower/shrub borders.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

8, Hammerton Farm Avenue, Ryhill, WAKEFIELD, WF4 2QZ

Dwelling type: Semi-detached house	Reference number: 2588-9044-7286-2554-0930
Date of assessment: 28 June 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 June 2014	Total floor area: 69 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:	£ 1,980
Over 3 years you could save	£ 396

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 396 over 3 years </div>
Heating	£ 1,425 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 396 over 3 years	£ 222 over 3 years	
Totals	£ 1,980	£ 1,584	

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

Very energy efficient - lower running costs

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	£ 60
2 Floor Insulation	£800 - £1,200	£ 75
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 153

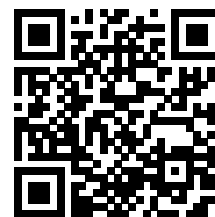
See page 3 for a full list of recommendations for this property.

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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