

Victoria Street, Pontefract, WF9

£69,000

None

Tenure: Freehold, **Bedrooms:** 2

We are delighted to offer for sale this spacious mid terrace home. The property is situated in a quiet cul-de-sac and is offered for sale with a chain free move. The property has been refurbished throughout, including a new kitchen, bathroom, wiring, plumbing, boiler and heating system. New

Key features:

- Spacious mid terrace home
- 2 double bedrooms
- Brand new tiled first floor bathroom
- spacious lounge with fireplace
- Newly fitted dining kitchen
- New heating system
- Re-wired
- Spacious rear yard
- Off street parking to the front
- Chain free move !

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band a (£1113.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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The property has been refurbished throughout, including a new kitchen, bathroom, wiring, plumbing, boiler and heating system.

New carpets, and kitchen and bathroom floor coverings will be installed shortly.

The ground floor accommodation briefly comprises; a spacious lounge with fireplace, and a large fitted kitchen/diner with appliances.

The first floor provides 2 double bedrooms and the good size newly installed house bathroom.

The interior also benefits gas central heating and double glazing.

The front of the property provides off street parking, and to the rear a good size yard with rear access.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate HM Government

86, Victoria Street, Hemsworth, PONTEFRACT, WF9 4BP

Dwelling type: Mid-terrace house **Reference number:** 9266-2815-7905-9028-5691
Date of assessment: 25 October 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 December 2018 **Total floor area:** 65 m²

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:	£ 3,003
Over 3 years you could save	£ 1,410

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 141 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> <p style="text-align: center; margin: 0;">You could save £ 1,410 over 3 years</p> </div>
Heating	£ 1,731 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 990 over 3 years	£ 339 over 3 years	
Totals	£ 3,003	£ 1,593	

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 style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 50%; text-align: center;">Current</td> <td style="border: 1px solid black; width: 50%; text-align: center;">Potential</td> </tr> <tr> <td style="border: 1px solid black; text-align: center;">54</td> <td style="border: 1px solid black; text-align: center;">88</td> </tr> </table>	Current	Potential	54	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>
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Current	Potential												
54	88												

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

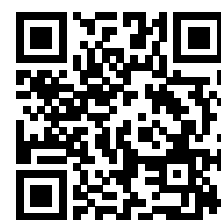
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 456
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 78
3 Increase hot water cylinder insulation	£15 - £30	£ 156

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.

MISREPRESENTATION ACT, 1967.

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