



Potovens Lane, Wakefield, WF2

£295,000

None

Tenure: Freehold, **Bedrooms:** 4

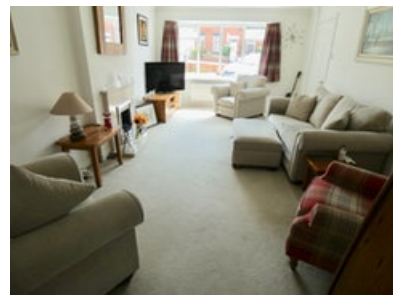
NOT TO BE MISSED HOUSESIMPLE are pleased to present to the open market this beautiful FOUR bedroom DETACHED family home enjoying a position set back from the main roadside. Ideally located in close proximity to local amenities, schools and the M1/M62 Northern motorway network links&

Key features:

- Beautifully presented
- four good sized bedrooms
- open plan kitchen dining room
- conservatory
- set back from the road
- ample off street parking

Extra info:

- **Property Age:** 30 years
- **Council Tax:** Band D (£2000.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



NOT TO BE MISSED

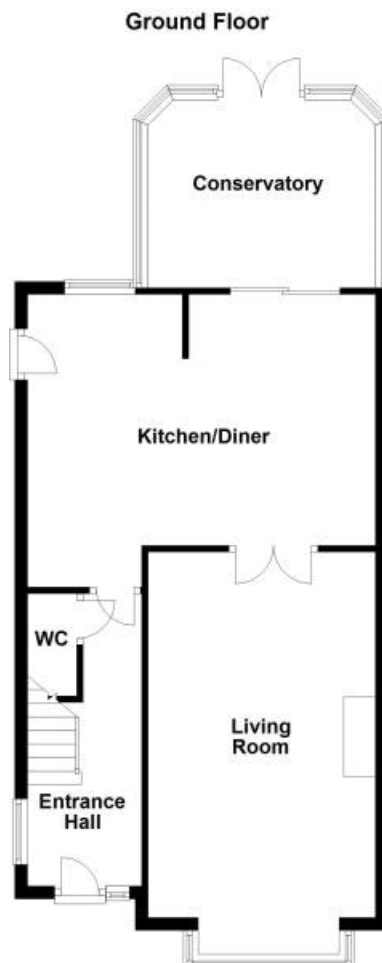
HOUSESIMPLE are pleased to present to the open market this beautiful FOUR bedroom DETACHED family home enjoying a position set back from the main roadside. Ideally located in close proximity to local amenities, schools and the M1/M62 Northern motorway network links in this ever popular residential location of Wrenthorpe.

The property briefly comprises of entrance hallway, cloakroom/w.c., lounge, kitchen with dining area, conservatory, stairs leading to the first floor landing, four good size bedrooms (the master having en suite) and house bathroom/w.c. Outside, there are pleasant astro turfed garden areas to the front and the rear. Driveway at the side of the property leading to the semi detached garage providing off street parking for three/four vehicles.

The property has been well maintained and looked after by the current owners and is presented to an exceptionally high standard throughout. All the rooms are of excellent proportions and offer a host of quality appointments and attention to detail that can only be found in a truly individual property. Properties of this calibre are extremely hard to find.

An internal viewing comes highly recommended to fully appreciate what's on offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

306a, Potovens Lane, Wrenthorpe, WAKEFIELD, WF2 0QG

Dwelling type: Detached house	Reference number: 8301-6827-6150-5289-6902
Date of assessment: 01 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 March 2019	Total floor area: 110 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:	£ 2,610
Over 3 years you could save	£ 333

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 333 over 3 years </div>
Heating	£ 1,980 over 3 years	£ 1,806 over 3 years	
Hot Water	£ 408 over 3 years	£ 249 over 3 years	
Totals	£ 2,610	£ 2,277	

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 border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(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 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; font-size: 2em;">69</td> <td style="text-align: center; font-size: 2em;">81</td> </tr> </table>	Current	Potential	69	81	<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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							
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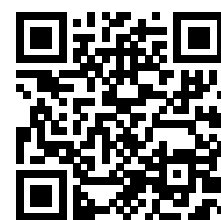
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 189
2 Solar water heating	£4,000 - £6,000	£ 141
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 864

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.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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