



## Briar Grove, Wakefield, WF1

**£230,000**

Or Nearest Offer

**Tenure:** Freehold, **Bedrooms:** 4

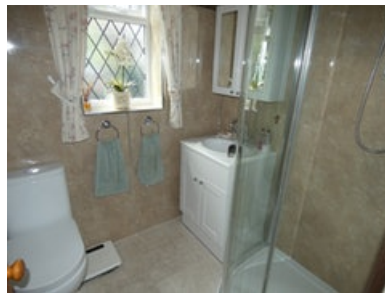
HouseSimple is pleased to present this property in Wakefield.

## Key features:

- Stunning Detached Bungalow
- Four Bedrooms & Study
- Modern Kitchen
- Spacious Lounge
- Lovely Dining Room
- Two Shower Rooms & Utility
- Immaculate Landscaped Gardens
- Drive & Car Port
- Great Location in Quiet Cul de Sac

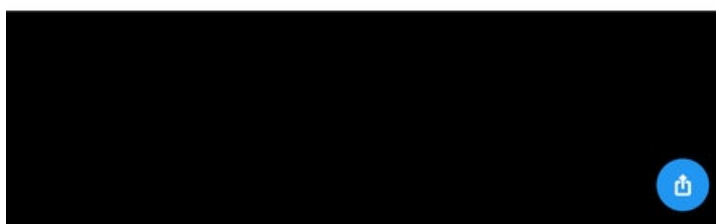
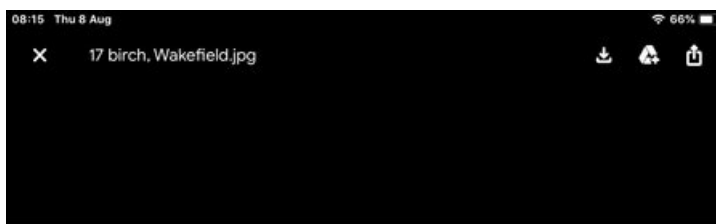
## Extra info:

- **Property Age:** 57 years
- **Council Tax:** Band D (£1556.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Situated in a quiet cul de sac with easy access to Wakefield Town Centre is this stunning Detached Bungalow. The property is close to a vast array of local amenities and transport links being less than two miles to the Town Centre and four miles to the M1 making this an ideal home for a commuter. The current owners have converted what was once two semi detached bungalows into a fabulous detached family home. There is a modern kitchen which leads into a lovely dining room overlooking the garden and a spacious bay windowed lounge. This part of the property has a contemporary shower room and a useful study and a stairway leading to the sizeable fourth bedroom which has two large sky lights and a useful storage attic. From the dining room there is an inner hallway giving access to a sitting / bedroom, the utility room and another modern shower room and the two further bedrooms. The master is very spacious and has a box bay window, feature fireplace and high quality fitted wardrobes. The front of the property has two drives with one having a car port. The gardens are a credit to the owner with a pleasant frontage which has a pond and the rear enclosed private garden has a large lawned area, two patios and two sheds and there are mature shrubs, plants and hedges making this a wonderful area to relax. All in all a wonderful family home in a great location.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**17, Briar Grove, WAKEFIELD, WF1 5LT**

<b>Dwelling type:</b> Detached bungalow	<b>Reference number:</b> 0346-2870-7067-9991-2051
<b>Date of assessment:</b> 10 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 11 June 2019	<b>Total floor area:</b> 136 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,075</b>
<b>Over 3 years you could save</b>	<b>£ 303</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 252 over 3 years	£ 252 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; display: inline-block;">                     You could save £ 303 over 3 years                 </div>
<b>Heating</b>	£ 2,562 over 3 years	£ 2,256 over 3 years	
<b>Hot Water</b>	£ 261 over 3 years	£ 264 over 3 years	
<b>Totals</b>	<b>£ 3,075</b>	<b>£ 2,772</b>	

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**

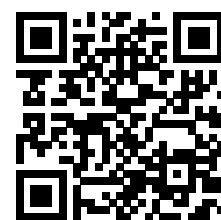
<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white; text-align: center;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white; text-align: center;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white; text-align: center;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white; text-align: center;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white; text-align: center;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="3" style="text-align: center;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;">Current</div> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;">Potential</div> </div> </td> <td colspan="4" style="text-align: center;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;">69</div> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;">73</div> </div> </td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;">Current</div> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;">Potential</div> </div>			<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;">69</div> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0;">73</div> </div>				<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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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	£ 306
2 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.simpleenergyadvice.org.uk](http://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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