



Hallamshire Mews, Wakefield, WF2

£120,000

None

Tenure: Freehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in Wakefield.

Key features:

- Ideal First Home
- Two Double Bedrooms
- Spacious Living/Dining
- Conservatory
- Modern Kitchen
- Enclosed Garden
- Double Driveway
- Quiet Location
- Close To Local Amenities

Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band B (£1298.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



House Simple are delighted to present this Two Bed End Terraced House located on a quiet cul de sac in Wakefield, the property offers an ideal first or professionals at an affordable price. The property comprises : Two bedrooms, family bathroom with bath, spacious living room, conservatory, modern kitchen, enclosed rear garden with patio area, front double driveway & additional on street parking. Close to local amenities, bus routes, schools catchment area, local park, a short drive to Wakefield, Meadowhall & motorway networks. Viewing highly recommended.

Entrance Hall

Entering the property through to the Porch leading to the Entrance Hall, power points & built in storage.

Living Room

Well presented Living Room with feature open staircase, power points, TV point, large single radiator & sliding double glazed doors leading to the Conservatory.

Conservatory

Conservatory leading from the Living Room, power points, double glazed windows & single door leading to the enclosed garden.

Kitchen

Kitchen with built in oven/grill & 4 ring gas hob, extractor, ample room for additional appliances, sink with drainage, power points & double glazed window.

Master Bedroom

Double Master Bedroom with built in storage, fully carpeted, double glazed window, single radiator & power points.

Family Bathroom

Modern Family Bathroom with bath & over head shower, wash basin, toilet, heated towel rail & double glazed frosted window.

Bedroom Two

Double Bedroom with double glazed window, fully carpeted, power points & single radiator.

Outside

Well presented enclosed rear garden, patio area, front driveway for two cars & additional on street parking.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

18, Hallamshire Mews, WAKEFIELD, WF2 8YB

Dwelling type: end-terrace house	Reference number: 8003-9902-3329-7077-9543
Date of assessment: 30 May 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 May 2014	Total floor area: 55 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:	£ 1,908
Over 3 years you could save	£ 702

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 105 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 702 over 3 years </div>
Heating	£ 1,269 over 3 years	£ 906 over 3 years	
Hot Water	£ 474 over 3 years	£ 195 over 3 years	
Totals	£ 1,908	£ 1,206	

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
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

Current	Potential
85	92

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	£ 59
2 Floor Insulation	£800 - £1,200	£ 139
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 31

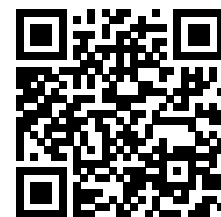
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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