



Old Road, Wakefield, WF4

£225,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

HouseSimple are pleased to offer to the market this wonderful 3 bedroom family home. It offers a village location, spacious accommodation throughout, delightful kitchen diner, garage and fabulous rear garden. Viewing is highly recommended to appreciate what this property has to offer. The acco

Key features:

- Internal viewing is essential
- deceptively spacious
- beautifully presented
- garage
- off street parking
- 3 bedrooms
- wonderful and spacious kitchen diner

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band C (£1400.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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The accommodation briefly comprises on the ground floor, entrance porch with utility area and W/C, fabulous kitchen diner, hallway and living room to the rear. Stairs from the hallway rise to the first floor landing offering the 3 spacious bedrooms and family bathroom. The front offers ample off street parking and to the rear is a fabulous enclosed garden, an ideal area to entertain or just relax.

Ground Floor

Kitchen/Diner 5.88m (19'3") x 4.30m (14'1") max

Fitted with a matching range of base and eye level units, space for fridge/freezer, gas point for cooker, window to side, window to front, radiator, tiled flooring, door to:

WC 1.47m (4'10") x 0.82m (2'8")

Window to side, fitted with close coupled WC, radiator, vinyl flooring, door to:

Utility 1.88m (6'2") x 1.16m (3'10")

Plumbing for washing machine, space for tumble dryer, vinyl flooring, door to:

Porch

Vinyl flooring, door to:

Lounge 4.22m (13'10") x 3.95m (13')

Bay window to rear, fireplace, double radiator, fitted carpet, door to:

Hall 5.52m (18'1") x 1.83m (6')

Two windows to rear, Storage cupboard, radiator, laminate flooring, stairs, two doors.

First Floor

Bedroom 3 2.90m (9'6") x 2.53m (8'4")

Window to rear, radiator, fitted carpet, door to:

Bedroom 2 4.25m (13'11") x 3.25m (10'8")

Window to rear, radiator, fitted carpet, door to:

Bedroom 1 4.28m (14') x 3.96m (13')

Window to front, Storage cupboard, radiator, fitted carpet, double door, door to:

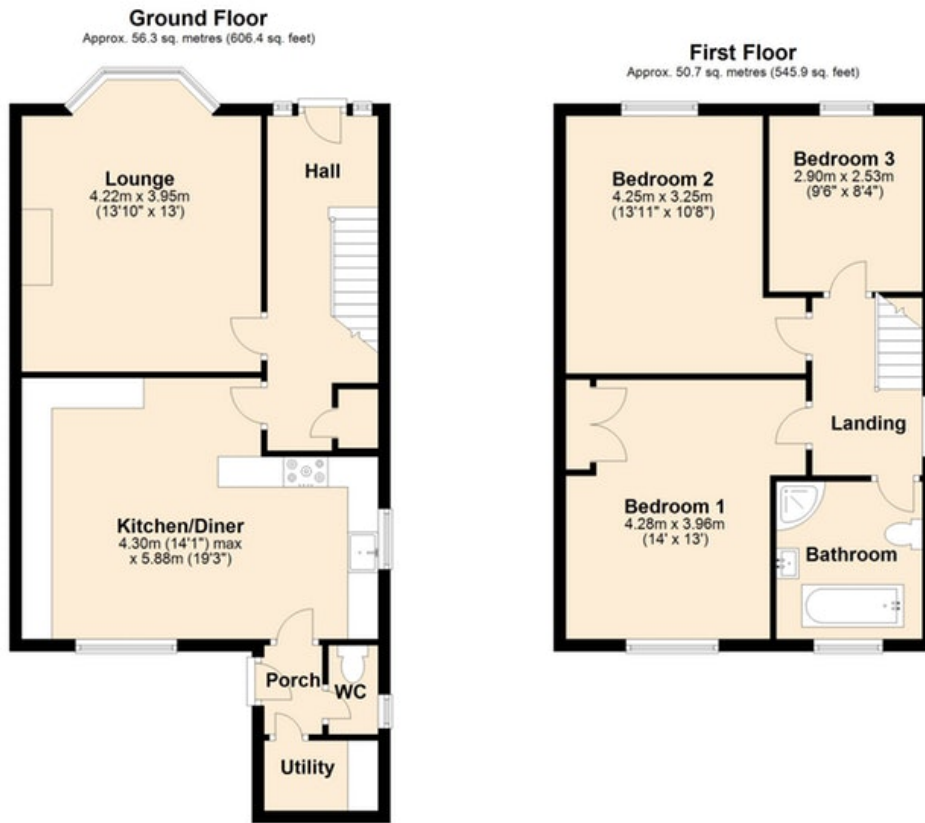
Bathroom 2.60m (8'6") x 2.41m (7'11")

Fitted with four piece suite comprising roll top bath, wash hand basin, tiled shower enclosure and high-level flush WC, window to front, radiator, door to:

Landing 2.93m (9'7") x 1.82m (6')

Window to side, fitted carpet.

Floor plan:



Total area: approx. 107.1 sq. metres (1152.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

171, Old Road, Overton, WAKEFIELD, WF4 4RR

Dwelling type: Semi-detached house	Reference number: 8401-1225-4329-8207-4833
Date of assessment: 02 August 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 August 2017	Total floor area: 109 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:	£ 4,656
Over 3 years you could save	£ 2,586

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 2,586 over 3 years </div>
Heating	£ 3,879 over 3 years	£ 1,641 over 3 years	
Hot Water	£ 414 over 3 years	£ 225 over 3 years	
Totals	£ 4,656	£ 2,070	

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-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <td style="background-color: #0070c0; color: white;">(92 plus) A</td> <td style="background-color: #4caf50;">(81-91) B</td> <td style="background-color: #8bc34a;">(69-80) C</td> <td style="background-color: #ffc107;">(55-68) D</td> <td style="background-color: #ff9800;">(39-54) E</td> <td style="background-color: #ff0000;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em;">48</td> <td style="font-size: 2em;">84</td> </tr> </table>	(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	48	84	<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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48	84																	

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	£ 96
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,653
3 Floor insulation (suspended floor)	£800 - £1,200	£ 222

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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