



Wingreen Way, Pontefract, WF7

£165,000

None

Tenure: Freehold, **Bedrooms:** 3

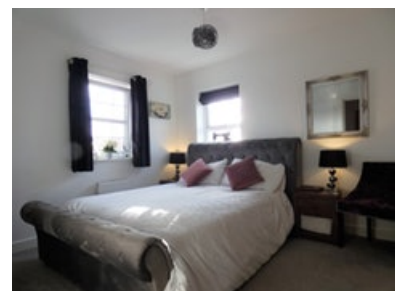
We are delighted to offer for sale this spacious and immaculately presented semi detached home, situated within easy reach of local amenities in a popular residential development. The property is offered for sale in immaculate condition throughout and an internal viewing is most highly recommended

Key features:

- Modern semi detached home
- 3 bedrooms
- House bathroom and en-suite shower room
- Downstairs cloakroom
- Spacious lounge
- Stunning dining kitchen
- Gas central heating
- Double glazing
- Low maintenance garden
- Driveway

Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band B (£129.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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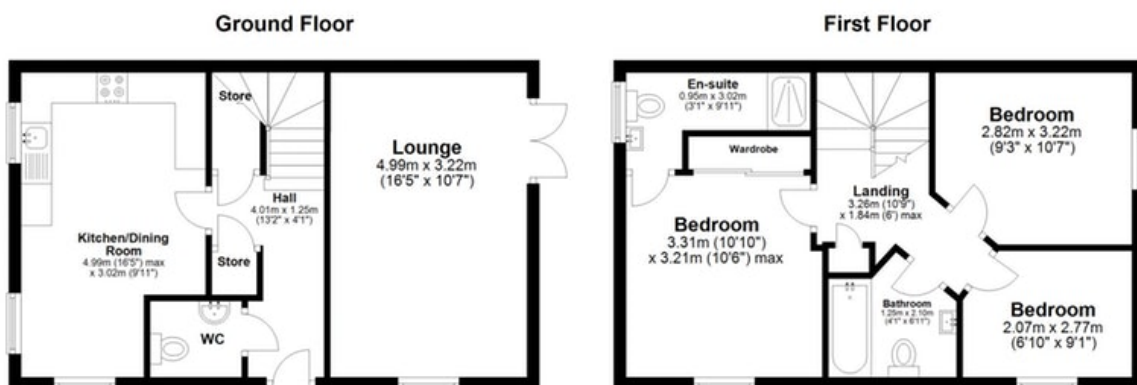
The ground floor accommodation briefly comprises; a spacious entrance hall, large lounge with patio doors leading to the garden, a stunning dining kitchen and a downstairs cloakroom.

The first floor accommodation provides 3 bedrooms, the master having fitted wardrobes and an en-suite shower room, and the immaculate house bathroom.

The interior also benefits gas central heating and double glazing.

To the side of the property a driveway giving off street parking for 2 cars. The garden is secluded and low maintenance, offering a patio seating area and lawn.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

1, Wingreen Way, Featherstone, PONTEFRACT, WF7 5EQ

Dwelling type: End-terrace house	Reference number: 8955-7733-3050-3722-6922
Date of assessment: 22 July 2015	Type of assessment: SAP, new dwelling
Date of certificate: 23 July 2015	Total floor area: 83 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:	£ 1,221
Over 3 years you could save	£ 132

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 132 over 3 years</p> </div>
Heating	£ 756 over 3 years	£ 759 over 3 years	
Hot Water	£ 300 over 3 years	£ 165 over 3 years	
Totals	£ 1,221	£ 1,089	

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

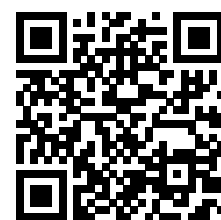
<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8ebf42; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #c4e000; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #f1c232; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #e67e22; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #d35400; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #c0392b; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">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="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: green;">83</td> <td style="font-size: 2em; color: green;">95</td> </tr> </table>	Current	Potential	83	95
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Current	Potential											
83	95											

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.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 132
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 771

MISREPRESENTATION ACT, 1967.

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