



Westways, Wakefield, WF2

£325,000

None

Tenure: Freehold, **Bedrooms:** 3

We are delighted to offer for sale this exceptionally spacious detached "true" bungalow. The property is situated on a generous plot within easy reach of local amenities in an established residential location. The property is offered for sale in immaculate condition throughout, having been

Key features:

- Stunning detached true bungalow
- 3 bedrooms
- Exceptionally spacious dual aspect lounge
- Large fitted dining kitchen
- Fitted utility room
- Stunning 4 piece bathroom with free standing bath
- Gas central heating and double glazing
- Immaculate condition throughout
- 2 driveways
- 2 detached garages

Extra info:

- **Property Age:** 44 years
- **Council Tax:** Band D (£1669.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



We are delighted to offer for sale this exceptionally spacious detached "true" bungalow. The property is situated on a generous plot within easy reach of local amenities in an established residential location. The property is offered for sale in immaculate condition throughout, having been completely refurbished, an internal viewing is most highly recommended !

The living accommodation briefly comprises; a large and impressive entrance hall with wooden flooring, an extremely spacious dual aspect lounge with wooden flooring and a feature fireplace, a large fitted dining kitchen with appliances and a fitted utility room.

The sleeping accommodation provides 3 double bedrooms, including the large master bedroom which has a range of high quality fitted wardrobes.

The house bathroom is stunning, fully tiled with a four piece suite comprising a free standing bath, double shower cubicle, vanity unit with an inset wash basin and a low level wc.

The interior also offers gas central heating via a modern boiler and double glazing.

The attic area has been converted to provide additional functional space, ideal for a play room office or occasional bedroom. The attic also benefits a cloakroom with wash basin and WC.

To the front of the property a good size garden, laid to lawn with mature shrub borders. 2 driveways extend to either side of the property giving off street parking for 3/4 cars, the driveways lead to 2 detached garages.

The rear garden is very secluded, with a large patio seating area and lawn.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

21, Westways, Wrenthorpe, WAKEFIELD, WF2 0TE

Dwelling type: Detached bungalow **Reference number:** 0508-2859-7971-9607-5715
Date of assessment: 01 March 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 03 March 2013 **Total floor area:** 88 m²

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:	£ 2,361
Over 3 years you could save	£ 453

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 144 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 453 over 3 years </div>
Heating	£ 1,809 over 3 years	£ 1,575 over 3 years	
Hot Water	£ 261 over 3 years	£ 189 over 3 years	
Totals	£ 2,361	£ 1,908	

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> <p>Not energy efficient - higher running costs</p>	<table border="1" style="margin: auto;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">85</td> <td style="text-align: center;">81</td> </tr> </table>	Current	Potential	85	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>
Current	Potential					
85	81					

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	£800 - £1,200	£ 255
2 Low energy lighting for all fixed outlets	£50	£ 123
3 Solar water heating	£4,000 - £6,000	£ 75

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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