

Lawfield Court, Wakefield, WF2

£140,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

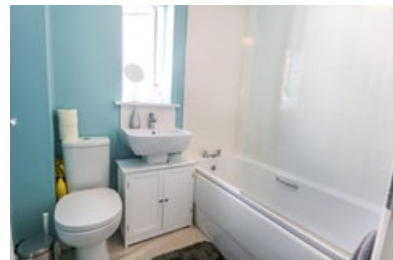
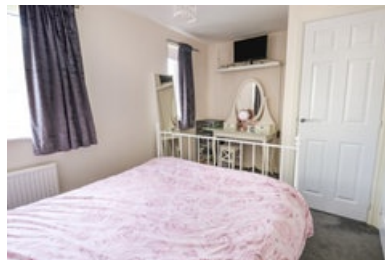
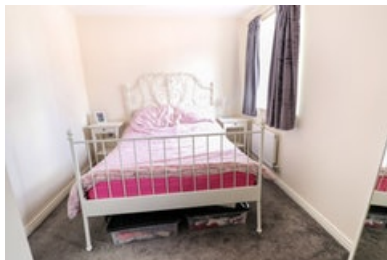
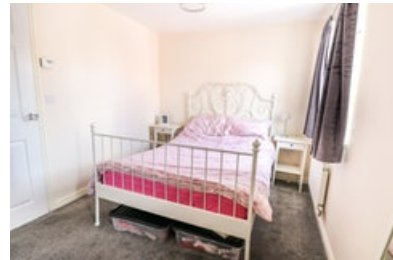
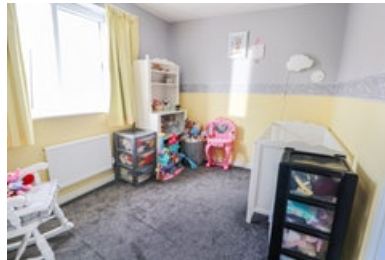
DOWNSTAIRS W/C: A useful downstairs toilet with washbasin, double glazed frosted window and wall to floor tiling. **LOUNGE:** A good sized lounge with central heating radiator, double glazed window and access to the under stair storage. **KITCHEN/Diner:** A modern breakfast

Key features:

- Sought After Location
- Private Garden
- Off Street Parking
- Kitchen/Diner

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band B (£118.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining
- **Maintenance:** £150.00 per-year



***** Guide Price £140,000 to £150,000 *****

DOWNSTAIRS W/C: A useful downstairs toilet with washbasin, double glazed frosted window and wall to floor tiling.

LOUNGE: A good sized lounge with central heating radiator, double glazed window and access to the under stair storage.

KITCHEN/Diner: A modern breakfast kitchen with gloss white wall and base units, with wood effect worktops, integrated electric oven and gas hob, plumbing for washing machine and electrics for fridge freezer. There is also a breakfast bar and access to the garden through the patio doors.

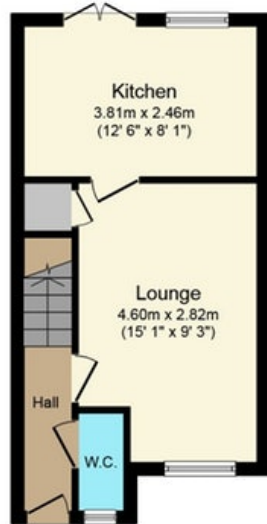
BEDROOM ONE: A double bedroom overlooking the rear of the house, with central heating radiator and double glazed window.

BEDROOM TWO: Another good sized double bedroom with central heating radiator and two double glazed windows overlooking the front. Also with access to storage cupboard above the bulkhead.

BATHROOM: A modern bathroom fitted with three piece suite including toilet, wash basin, bathtub with overhead shower and glass screen. With double glazed frosted window and heated rail.

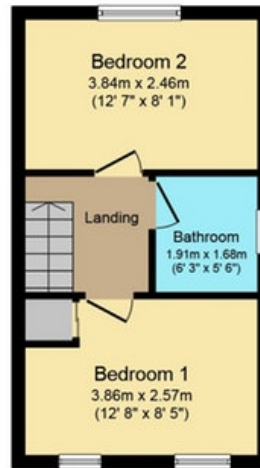
EXTERNAL The driveway at the front of the property is large enough for two cars, whilst the rear garden is largely low maintenance, with patio area.

Floor plan:



Ground Floor

Floor area 28.5 sq. m. (307 sq. ft.)
approx



First Floor

Floor area 27.2 sq. m. (293 sq. ft.)
approx

Total floor area 55.7 sq. m. (600 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

11, Lawfield Court, WAKEFIELD, WF2 8FG

Dwelling type: Semi-detached house	Reference number: 9398-1915-7392-4315-2980
Date of assessment: 11 December 2015	Type of assessment: SAP, new dwelling
Date of certificate: 11 December 2015	Total floor area: 58 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:	£ 1,026
Over 3 years you could save	£ 90

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 90 over 3 years </div>
Heating	£ 678 over 3 years	£ 678 over 3 years	
Hot Water	£ 225 over 3 years	£ 135 over 3 years	
Totals	£ 1,026	£ 936	

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> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4CAF50; color: white;">(92 plus) A</td> <td style="background-color: #8BC34A; color: white;">(81-91) B</td> <td style="background-color: #FFEB3B; color: white;">(69-80) C</td> <td style="background-color: #FFC107; color: white;">(55-68) D</td> <td style="background-color: #FF9800; color: white;">(39-54) E</td> <td style="background-color: #FF5722; color: white;">(21-38) F</td> <td style="background-color: #C0392B; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3" style="border: 1px solid black; text-align: center;"> <div style="display: flex; justify-content: space-between; align-items: center;"> Current Potential </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 5px;"> 81 96 </div> </td> <td colspan="4"></td> </tr> </table> <p style="font-size: 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	<div style="display: flex; justify-content: space-between; align-items: center;"> Current Potential </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 5px;"> 81 96 </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>
(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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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	£ 90
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 768

MISREPRESENTATION ACT, 1967.

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