



## St. Marys Avenue, Altofts, Normanton, WF6

**£160,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 2

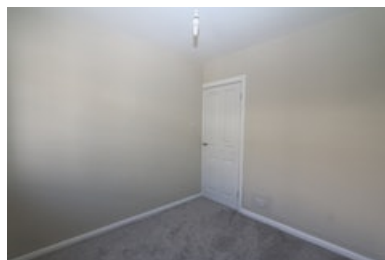
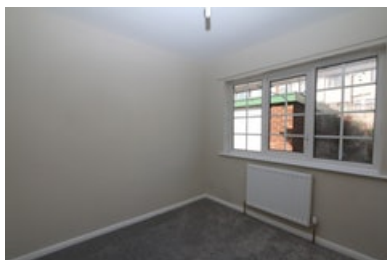
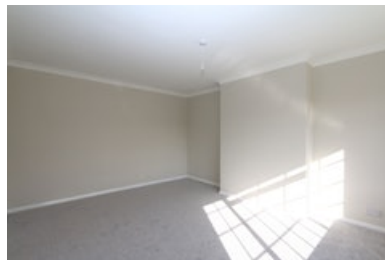
HouseSimple are pleased to offer to the market this wonderful 2 bedroom semi-detached bungalow. Completely refurbished throughout by the current owner. Improvements include; modern kitchen and bathroom, new boiler, new carpets, new radiators and has been tastefully decorated throughout. It also

## Key features:

- Completely refurbished
- no chain
- new bathroom
- new kitchen
- new boiler
- detached garage
- 2 bedrooms
- scope to convert loft
- long driveway
- New radiators

## Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band B (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



HouseSimple are pleased to offer to the market this wonderful 2 bedroom semi-detached bungalow. Completely refurbished throughout by the current owner. Improvements include; modern kitchen and bathroom, new boiler, new carpets, new radiators and has been tastefully decorated throughout. It also benefits from gardens to the front and rear, long driveway offering ample off street parking, detached garage and full double glazing. Internal viewing is highly recommended to appreciate the quality of finish to the property.

The accommodation briefly comprises; entrance hallway; new kitchen with integral appliances, spacious living room, 2 bedrooms and modern fitted bathroom. To the front is a an enclosed, mainly laid to lawn garden and driveway to the side leading to detached garage. To the rear is well proportioned garden set over several layers.

## Ground Floor

### Hallway

Double radiator, fitted carpet,

Living Room 4.63m (15'2") x 3.70m (12'2")

Window to front, double radiator, fitted carpet,

Kitchen 2.60m (8'6") x 2.57m (8'5")

Fitted with a matching range of base and eye level units, fitted integrated fridge and freezer, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, window to front, window to side, vinyl flooring, open plan,

Bedroom 1 3.82m (12'6") x 3.70m (12'2")

Window to rear, double radiator, fitted carpet,

Bedroom 2 2.70m (8'10") x 2.60m (8'6")

Window to rear, double radiator, fitted carpet,

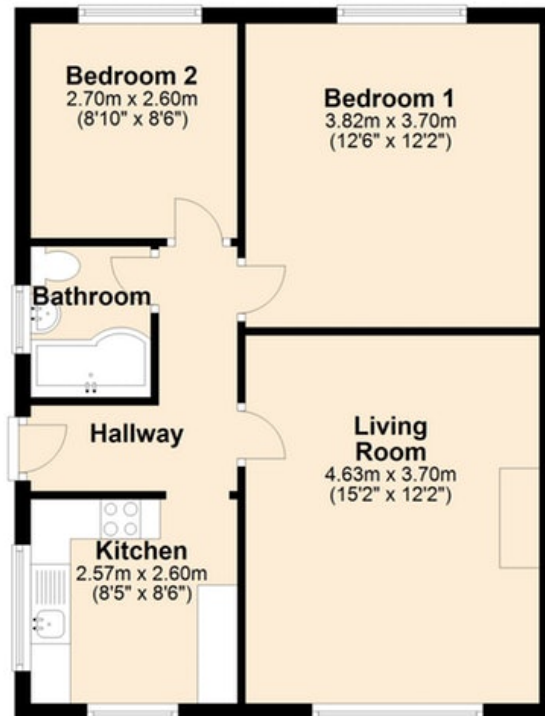
Bathroom 1.90m (6'3") x 1.60m (5'3")

Recently refitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to side, heated towel rail, vinyl flooring,

## Floor plan:

### Ground Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 54.9 sq. metres (590.7 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**18, St. Marys Avenue, NORMANTON, WF6 2PU**

<b>Dwelling type:</b> Semi-detached bungalow	<b>Reference number:</b> 8263-7725-5120-8109-2992
<b>Date of assessment:</b> 11 May 2017	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 11 May 2017	<b>Total floor area:</b> 56 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,280</b>
<b>Over 3 years you could save</b>	<b>£ 840</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 840 over 3 years                 </div>
Heating	£ 1,512 over 3 years	£ 1,122 over 3 years	
Hot Water	£ 648 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,280</b>	<b>£ 1,440</b>	

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="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">60</td> <td style="text-align: center;">87</td> </tr> </table>	Current	Potential	60	87	<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					
60	87					

**Top actions you can take to save money and make your home more efficient**

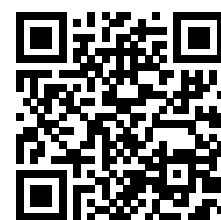
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 183
2 Hot water cylinder thermostat	£200 - £400	£ 186
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 60

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code