

Balne Mill Grove, Wakefield, WF2

£170,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

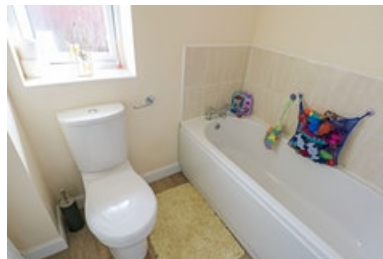
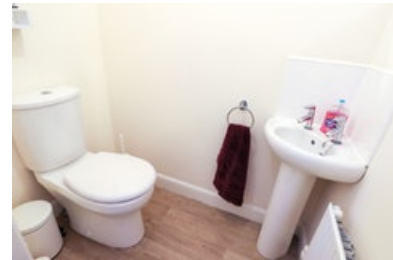
This three bedroom Semi Detached property is located on the recently built Barratt homes site in Alverthorpe. Well presented and maintained, this property is ideal for a family and is ready to move straight into. The property is positioned on a larger than average plot with lawn gardens to sid

Key features:

- Large Private Garden
- Off Street Parking
- En suite
- Sought After Location

Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band C (£134.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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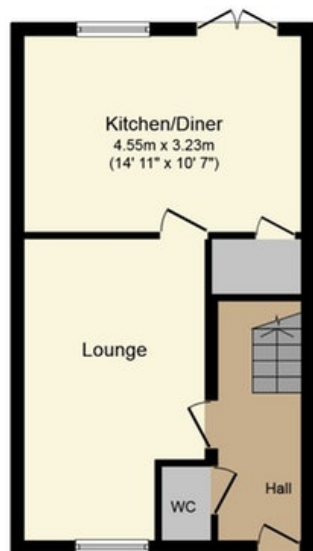
The property is positioned on a larger than average plot with lawn gardens to side and rear, there are also two off-street parking spaces via the private driveway.

In brief the accommodation comprises entrance hall with a composite door to front and staircase rising to the first floor, there is a ground floor WC and door through to the lounge with double glazed window to front. The kitchen is fitted with modern units in a light wood effect finish, worktops over, built-in oven, hob and extractor plus space for a fridge/freezer, dishwasher and washing machine. There is a double-glazed window and patio doors that open onto the rear garden.

To the first floor is a landing with storage cupboard, family bathroom fitted with W.C. hand wash basin and bath plus three bedrooms of which two are double and the master bedroom has an ensuite shower room with window to side.

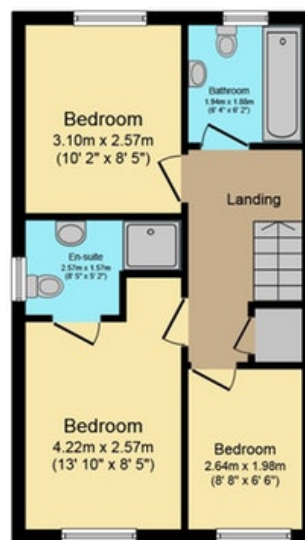
Overall this is a fantastic family home offering great value for money, book your viewing today.

Floor plan:



Ground Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx



First Floor

Floor area 38.0 sq. m. (409 sq. ft.) approx

Total floor area 74.5 sq. m. (802 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

4, Balne Mill Grove, WAKEFIELD, WF2 0FL

Dwelling type: Semi-detached house	Reference number: 8184-7331-2210-6891-4922
Date of assessment: 29 September 2014	Type of assessment: SAP, new dwelling
Date of certificate: 29 September 2014	Total floor area: 77 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:	£ 1,095
Over 3 years you could save	£ 186

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 186 over 3 years</p> </div>
Heating	£ 696 over 3 years	£ 696 over 3 years	
Hot Water	£ 240 over 3 years	£ 54 over 3 years	
Totals	£ 1,095	£ 909	

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.

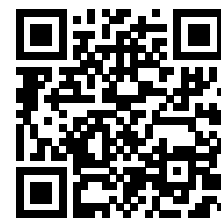
Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center; padding: 2px;">(92 plus) A</td> <td style="background-color: #8ebc4f; color: white; text-align: center; padding: 2px;">(81-91) B</td> <td style="background-color: #c4d600; color: white; text-align: center; padding: 2px;">(69-80) C</td> <td style="background-color: #f1c232; color: white; text-align: center; padding: 2px;">(55-68) D</td> <td style="background-color: #f48b00; color: white; text-align: center; padding: 2px;">(39-54) E</td> <td style="background-color: #e31a1c; color: white; text-align: center; padding: 2px;">(21-38) F</td> <td style="background-color: #800000; color: white; text-align: center; padding: 2px;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: 0.6em; margin: 0;">Not energy efficient - higher running costs</td> </tr> </table> <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 50%; border-right: 1px solid black; text-align: center;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">83</td> <td style="text-align: center; font-size: 1.5em;">96</td> </tr> </table> </td> <td style="width: 50%; padding-left: 10px; font-size: 0.8em;"> <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> </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						<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">83</td> <td style="text-align: center; font-size: 1.5em;">96</td> </tr> </table>	Current	Potential	83	96	<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>	<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>
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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	£ 93
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 738

MISREPRESENTATION ACT, 1967.

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