



## Derwent Drive, Castleford, WF10

**£100,000**

None

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

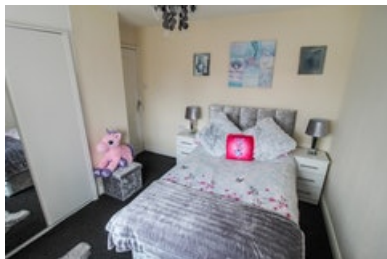
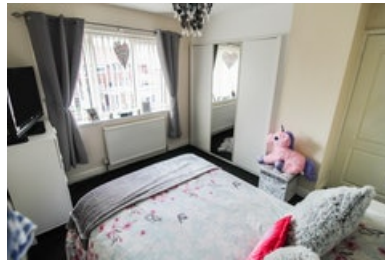
A beautifully presented two bedroom semi detached house. The property has double glazing and gas central heating. The accommodation comprises of a front entrance hall, through lounge/dining room, modern kitchen, two bedrooms and a modern bathroom with a white suite including a shower. Enclosed garde

### Key features:

- Two bed semi detached house
- Well presented
- Large rear garden
- Modern features throughout
- Sought after location
- Viewing highly recommended

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band a (£1096.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



A beautifully presented two bedroom semi detached house. The property has double glazing and gas central heating. The accommodation comprises of a front entrance hall, through lounge/dining room, modern kitchen, two bedrooms and a modern bathroom with a white suite including a shower. Enclosed garden to the front. To the rear is an enclosed lawned garden and a patio. Sure to be of interest to a variety of buyers. Viewing highly recommended.

## **Front Entrance Hall**

Double glazed front entrance door. Stairs to the first floor. Central heating radiator.

## **Through Lounge / Dining Room**

Fitted with a modern electric fire. Central heating radiator. Double glazed window to front and French doors to rear garden.

## **Kitchen (5.82m X 2.74m)**

A modern range of base and wall units incorporating a stainless steel sink and a mixer tap. Roll edge laminate work top surfaces with inset electric hob and a stainless steel and glass extractor above. Integrated stainless steel electric oven. Plumbing for an automatic washing machine. Plumbing for a dishwasher. Part tiled walls. Tiled flooring. Space for a dryer. Space for a fridge freezer. Central heating radiator. Double glazed window to the rear aspect. Obscure side entrance door.

## **Landing**

Access hatch to the loft space. Central heating radiator. Double glazed window to the side aspect.

## **Bedroom**

With fitted wardrobes and a built in storage cupboard. Coving to the ceiling. Central heating radiator. Double glazed window to the front aspect.

## **Bedroom (2nd)**

Fitted wardrobes to one wall. Coving to the ceiling. Central heating radiator. Double glazed window to the rear aspect.

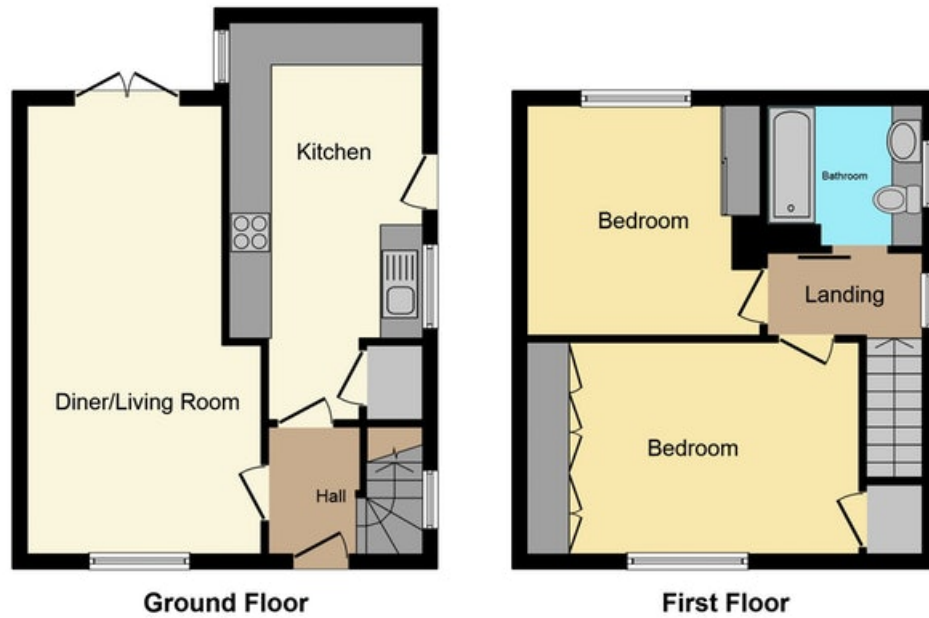
## **Bathroom (1.91m X 2.01m)**

A white three piece suite comprising of a rectangular bath with shower over and a glass screen, vanity hand wash basin and a wc. Tiled walls. Tiled floor. Chrome heated towel rail. Obscure double glazed window to the side aspect.

## **Exterior**

Enclosed garden to the front. Private fenced area to side. To the rear is an enclosed lawned garden and a patio.

## Floor plan:



Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

## Energy Performance Certificate:

**Energy Performance Certificate**

**26, Derwent Drive, CASTLEFORD, WF10 3SX**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9128-5090-7262-3635-2994
<b>Date of assessment:</b> 12 February 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 12 February 2015	<b>Total floor area:</b> 74 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>£ 2,313</b>
<b>Over 3 years you could save</b>	<b>£ 423</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 423 over 3 years                 </div>
Heating	£ 1,824 over 3 years	£ 1,545 over 3 years	
Hot Water	£ 345 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,313</b>	<b>£ 1,890</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**

	Current	Potential	
Very energy efficient - lower running costs		83	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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	68		
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			

**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	£ 165
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 162
3 Solar water heating	£4,000 - £6,000	£ 102

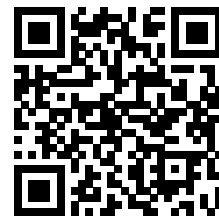
See page 3 for a full list of recommendations for this property.

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.

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