



Laites View, Wakefield, WF2

£220,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

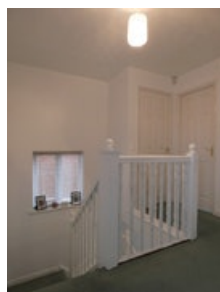
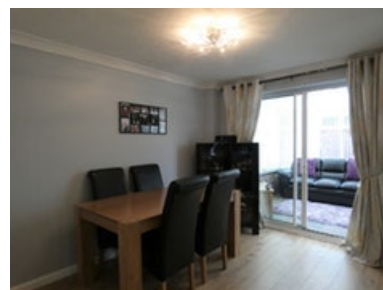
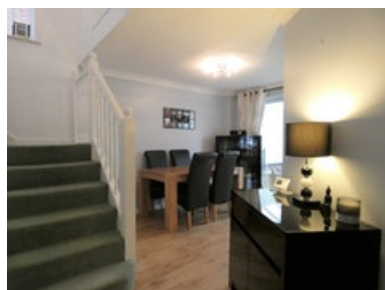
A beautiful RECENTLY REDUCED 3 bed DETACHED FAMILY HOME decorated to a high standard throughout & ready to move in - with a MOTIVATED VENDOR we HIGHLY RECOMMENDED AN INTERNAL VIEWING!

Key features:

- Immaculate detached family home
- 3 double bedrooms
- First floor bathroom with a modern white suite
- En-suite shower room
- Large lounge with seperate dining area
- comprehensively fitted kitchen
- Double glazed conservatory
- Gas central heating and double glazing
- Garage and driveway
- Good size rear garden backing open countryside
- MOTIVATED VENDOR
- VIEWING HIGHLY RECOMMENDED
- RECENTLY REDUCED
- NO ONWARD CHAIN

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band d (£1669.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



The ground floor accommodation briefly comprises; an entrance porch, a very spacious lounge with wooden flooring and a separate dining area, a large double-glazed conservatory, and a comprehensively fitted kitchen.

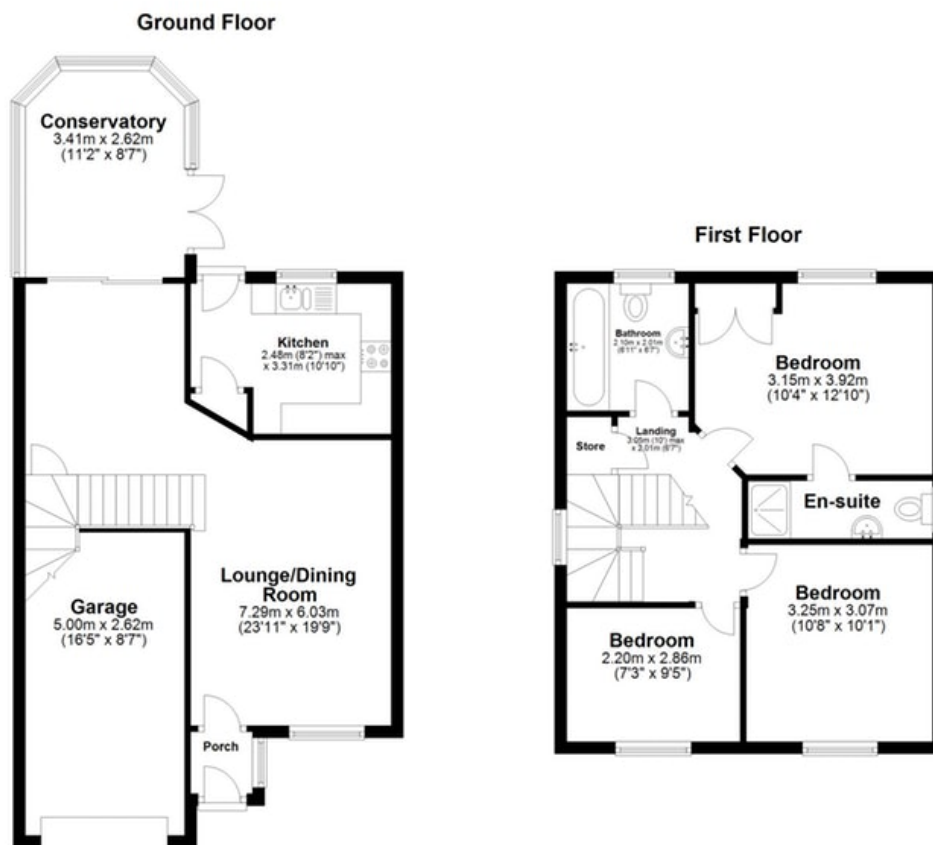
The first-floor accommodation provides 3 double bedrooms, the master having an en-suite shower room, fitted wardrobes and views over open countryside, and the well-presented house bathroom with a modern white suite.

The interior also benefits gas central heating and replacement double glazing with the boiler newly fitted less than a year ago.

To the front of the property a spacious lawned garden and a driveway giving off street parking for 2 cars. The driveway also gives access to the integral garage.

The rear garden is private, with a sunny aspect, and commences with a paved patio seating area leading to a generous lawn. The rear of the property overlooks open countryside.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

7, Laithes View, WAKEFIELD, WF2 9HY

Dwelling type: Detached house	Reference number: 0944-2882-6928-9396-2665
Date of assessment: 12 February 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 February 2016	Total floor area: 82 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:	£ 3,981
Over 3 years you could save	£ 2,094

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 165 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 2,094 over 3 years</p> </div>
Heating	£ 3,084 over 3 years	£ 1,491 over 3 years	
Hot Water	£ 564 over 3 years	£ 231 over 3 years	
Totals	£ 3,981	£ 1,887	

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: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #D32F2F; color: white;">(1-20) G</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	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr style="background-color: #e0e0e0;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">47</td> <td style="text-align: center; font-size: 2em;">84</td> </tr> </tbody> </table>	Current	Potential	47	84
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Current	Potential											
47	84											

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.

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

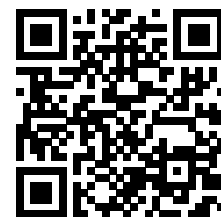
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 1,047
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 222
3 Low energy lighting for all fixed outlets	£50	£ 135

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.

MISREPRESENTATION ACT, 1967.

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