



Jilling Ing Park, Dewsbury, WF12

£260,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

You have a fantastic opportunity to own this incredible detached family home in a quiet, tucked away in a private location in a delightful cul-de-sac, ideal for families looking to expand into this very popular area within Dewsbury. The property is modern throughout and is ready to mo

Key features:

- decorated to a high standard
- Perfect for Families to expand into
- Private and Secure Parking
- Up to 3 Vehicles on the Private Driveway
- Ready to Move into
- Private rear Garden
- Composite decking Area
- Newly Fitted Kitchen
- Quiet residential estate
- Easy motorway access to Leeds & Sheffield
- Train Station close with access to most Northern Cities

Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band D (£106.33 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



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The light and spacious accommodation features a hallway area leading into the open and light kitchen and dining area perfect for hosting off the kitchen is a conservatory with bi-folding rear doors to access the large private rear garden. The front of the property has a driveway and garage that provides ample off-street parking and security and can store up to 3 vehicles, Upstairs you will find the 4 bedrooms with fitted wardrobes and large storage cupboards also. The home also comes with a fully fitted alarm system for added security and peace of mind.

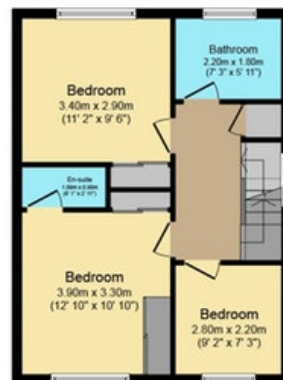
Get in touch with Housesimple now to organise a viewing on this amazing home!

Floor plan:



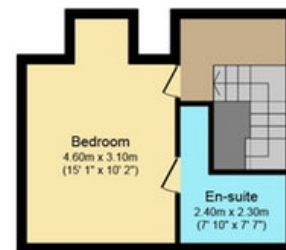
Ground Floor

Floor area 54.0 sq. m. (581 sq. ft.) approx



First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx



Second Floor

Floor area 27.0 sq. m. (291 sq. ft.) approx

Total floor area 126.0 sq. m. (1,356 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

35, Jilling ING Park, DEWSBURY, WF12 8DL

Dwelling type: Detached house	Reference number: 8701-6515-0029-1207-9733
Date of assessment: 09 March 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 March 2017	Total floor area: 130 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:	£ 2,283
Over 3 years you could save	£ 129

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 129 over 3 years</p> </div>
Heating	£ 1,695 over 3 years	£ 1,707 over 3 years	
Hot Water	£ 354 over 3 years	£ 213 over 3 years	
Totals	£ 2,283	£ 2,154	

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; font-size: 0.7em;"> <tr><td style="background-color: #2e7d32; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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 style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="font-size: 1.5em; font-weight: bold;">77</td></tr> </table>	Current	77	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="font-size: 1.5em; font-weight: bold;">86</td></tr> </table>	Potential	86	<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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Top actions you can take to save money and make your home more efficient

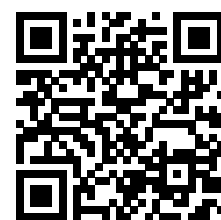
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 132
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 783

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.

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MISREPRESENTATION ACT, 1967.

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