



Hall Cliffe Crescent, Wakefield, WF4

£210,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

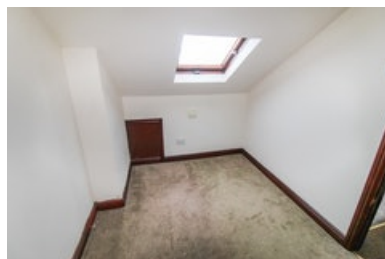
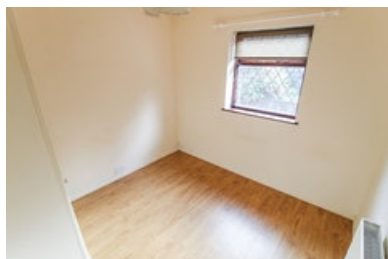
****NO CHAIN**TWO RECEPTION ROOMS**GAS CENTRAL HEATING**SOUGHT AFTER LOCATION**** Housesimple are pleased to offer for sale this three bedroom semi detached bungalow which benefits from double glazing and gas central heating. In brief the accommodation comprises to ground floor: Spacious

Key features:

- Three bed semi detached
- Two reception rooms
- Well presented
- Garage
- Front and rear gardens
- Viewing highly recommended

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1380.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



****NO CHAIN**TWO RECEPTION ROOMS**COMBI BOILER GAS CENTRAL HEATING**SOUGHT AFTER LOCATION****

Housesimple are pleased to offer for sale this three bedroom semi detached bungalow which benefits from double glazing and gas central heating. In brief the accommodation comprises to ground floor: Spacious lounge with bay window, inner hallway, spacious kitchen, bathroom with three piece suite, 1 bedroom, large dining room with French doors and access to rear garden and stairway to first floor.

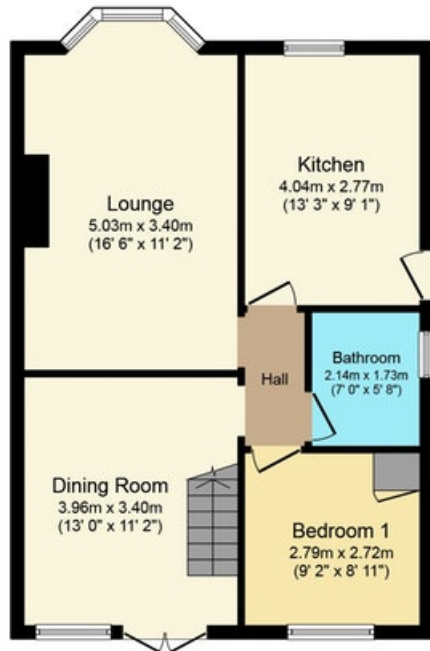
To the first floor: Landing, two double bedrooms.

To the outside, the property stands in a substantial garden plot with driveway for 4 cars and garage. Also front and rear gardens.

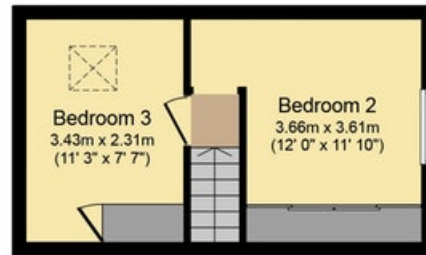
Horbury is a well sought after location and has access to a good range of shops, whilst Junction 40 of the M1 motorway is within a few minutes drive, which places Leeds within daily travelling distance, by car. All in all we strongly recommend an internal inspection at your earliest convenience to avoid disappointment.

Contact Housesimple today!

Floor plan:



Ground Floor



First Floor

Total floor area 80.5 sq. m. (866 sq. ft.) approx

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

12, Hall Cliffe Crescent, Horbury, WAKEFIELD, WF4 6DF

Dwelling type: Semi-detached bungalow **Reference number:** 0556-2883-7767-9508-2015
Date of assessment: 07 June 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 07 June 2018 **Total floor area:** 77 m²

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:	£ 4,089
Over 3 years you could save	£ 1,833

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,833 over 3 years </div>
Heating	£ 3,579 over 3 years	£ 1,926 over 3 years	
Hot Water	£ 330 over 3 years	£ 150 over 3 years	
Totals	£ 4,089	£ 2,256	

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: small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: x-small;">(92 plus) A</p> <p style="font-size: x-small;">(81-91) B</p> <p style="font-size: x-small;">(69-80) C</p> <p style="font-size: x-small;">(55-68) D</p> <p style="font-size: x-small;">(39-54) E</p> <p style="font-size: x-small;">(21-38) F</p> <p style="font-size: x-small;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p style="font-size: x-small;">Current</p> <p style="font-size: x-small;">Potential</p> </div> <div style="width: 45%;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> 41 </div> <div style="border: 1px solid black; padding: 5px;"> 77 </div> </div> </div>	<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>
--	--

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

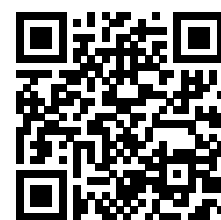
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 894
2 Floor insulation (suspended floor)	£800 - £1,200	£ 204
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 387

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.

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