



## Gordon Street, Wakefield, WF1

**£65,000**

None

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

\*\*\*NOT TO BE MISSED\*\*\* Housesimple is pleased to present to the open market this TWO bedroom MID terrace property in Wakefield with NO CHAIN. The accommodation briefly comprises of lounge, fitted white kitchen with built in oven, hob and extractor over, plumbed for washing machine, space for fri

### Key features:

- Two bed terrace
- fitted kictehn
- shower room
- NO CHAIN
- street parking

## Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band A (£980.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



\*\*\*NOT TO BE MISSED\*\*\*

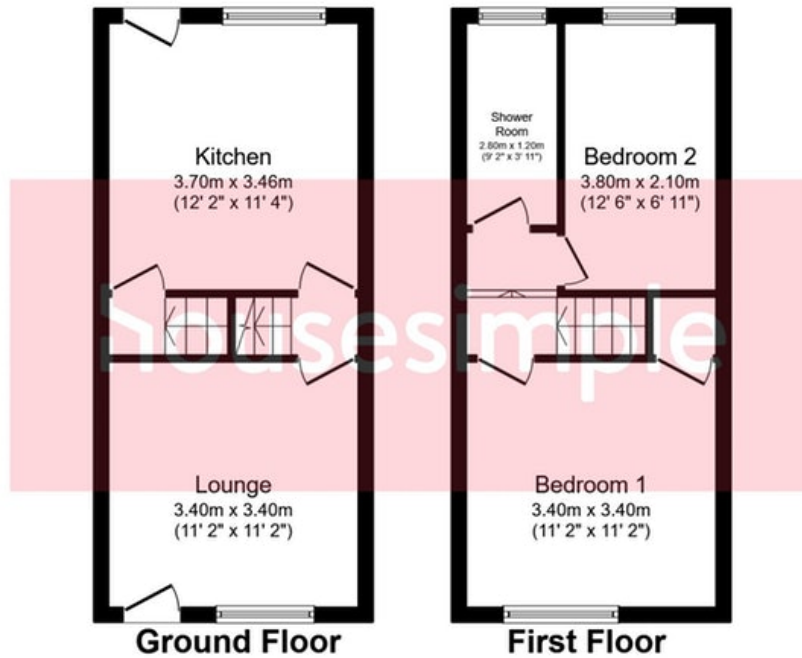
Housesimple is pleased to present to the open market this TWO bedroom MID terrace property in Wakefield with NO CHAIN.

The accommodation briefly comprises of lounge, fitted white kitchen with built in oven, hob and extractor over, plumbed for washing machine, space for fridge freezer. To the first floor there are two good size bedrooms both complemented by the house shower room which has been fitted with an independent shower cubicle, vanity wash and basin, low flush w.c. Externally to the front there is on street parking and to the rear enclosed lawned gardens.

In addition the property boasts gas central heating, double glazed windows and doors throughout.

The property ideally would suit a first time buyer or investor and comes highly recommended to fully appreciate what's on offer.

## Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Energy Performance Certificate:

HM Government

### Energy Performance Certificate

**9, Gordon Street, WAKEFIELD, WF1 5AT**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8991-9056-6829-2807-2213
<b>Date of assessment:</b> 05 December 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 05 December 2019	<b>Total floor area:</b> 70 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>£ 2,574</b>
<b>Over 3 years you could save</b>	<b>£ 549</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 549 over 3 years                 </div>
Heating	£ 1,995 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 294 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,574</b>	<b>£ 2,025</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

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">59</td> <td style="text-align: center;">73</td> </tr> </table>	Current	Potential	59	73	<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>
(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>							
Current	Potential												
59	73												

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 363
2 Low energy lighting for all fixed outlets	£30	£ 111
3 Solar water heating	£4,000 - £6,000	£ 75

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.

### MISREPRESENTATION ACT, 1967.

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