

## Hollin Lane, Calder Grove, Wakefield, WF4

**£140,000**

Guide Price

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

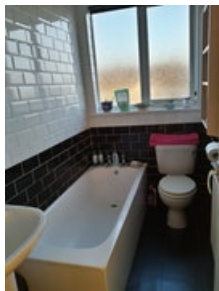
**\*\*GUIDE PRICE £140,000-£145,000\*\*** Ideal for **FIRST TIME BUYERS** or **PROFESSIONAL COUPLES** is this **WELL PRESENTED, TWO DOUBLE BEDROOM TERRACE PROPERTY**, worthy of internal inspection with **MODERN FITTED KITCHEN, ACCOMMODATION OVER THREE FLOORS, GAS CENTRAL HEATING** and **uPVC DOUBLE GLAZING**. Loca

## Key features:

- Well Presented Terrace Property
- Two Double Bedrooms
- Fitted Kitchen
- Modern Bathroom
- Rear Enclosed Garden
- On Street Parking
- Gas Central Heating
- uPVC Double Glazing
- Fantastic Location
- Ideal First Time Buy

## Extra info:

- **Property Age:** 170 years
- **Council Tax:** Band A (£1112.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking

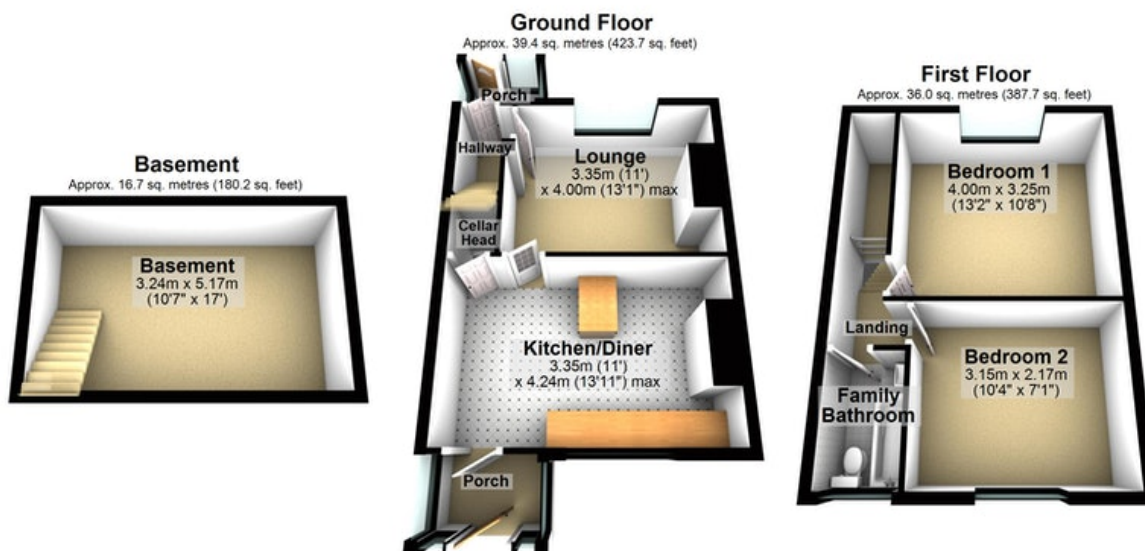


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Located in this popular residential area of Calder Grove, Wakefield, with fantastic commuting and transport access to M1 motorway, a host of local shops, amenities, reputable schools, public transport links and countryside is this well presented, two double bedroom mid terrace property. Available with **NO CHAIN** the property would appeal to **FIRST TIME BUYERS, PROFESSIONAL COUPLES** or **INVESTORS** and there is a healthy appetite for rental. The property has been very well maintained by the current vendor and has gas central heating, uPVC double glazing and in brief comprises the following range of accommodation; front entrance porch, hallway with access to the first floor accommodation, lounge with feature fireplace, fitted kitchen/diner, basement store, two first floor bedrooms and family bathroom. Externally the property has a front attractive forecourt and to the rear is a larger than average lawn garden with patio seating area, shed store and well established flower beds.

For full measurements and layout, please refer to the floorplan.

## Floor plan:



Total area: approx. 92.1 sq. metres (991.5 sq. feet)

## Energy Performance Certificate:

### Energy Performance Certificate

**101, Hollin Lane, Calder Grove, WAKEFIELD, WF4 3DF**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8660-7924-6590-0958-9296
<b>Date of assessment:</b> 18 April 2020	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 20 April 2020	<b>Total floor area:</b> 64 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>£ 2,277</b>
<b>Over 3 years you could save</b>	<b>£ 882</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 156 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 882 over 3 years</p> </div>
Heating	£ 1,755 over 3 years	£ 1,053 over 3 years	
Hot Water	£ 267 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 2,277</b>	<b>£ 1,395</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

Very energy efficient - lower running costs

Current	Potential
63	89

Not energy efficient - higher running costs

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 Increase loft insulation to 270 mm	£100 - £350	£ 432
2 Internal or external wall insulation	£4,000 - £14,000	£ 279
3 Low energy lighting for all fixed outlets	£50	£ 87

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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### MISREPRESENTATION ACT, 1967.

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