

Energy Performance Certificate



16, Rose Farm Rise, NORMANTON, WF6 2PL

Dwelling type: Semi-detached house
Date of assessment: 13 July 2012
Date of certificate: 19 July 2012
Reference number: 8802-6270-1029-2697-6323
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

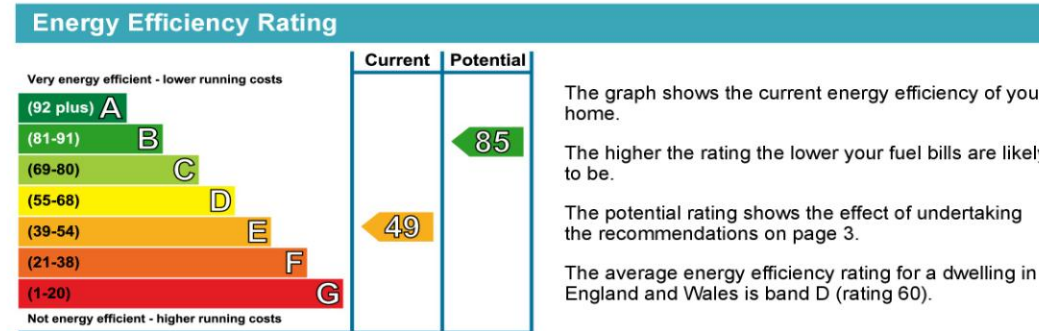
Use this document to:

- 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:	£ 2,823
Over 3 years you could save	£ 1,263

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 114 over 3 years	
Heating	£ 1,593 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 1,083 over 3 years	£ 216 over 3 years	
Totals	£ 2,823	£ 1,560	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 69	✓
2 Floor Insulation	£800 - £1,200	£ 159	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 297	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

In all our property sales brochures there is a 6" measurement tolerance. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets.

Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Homes and Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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16 Rose Farm Rise, Altofts, WF6 2PL

For Sale Freehold £145,000

Located in this ever popular residential area within a pleasant cul-de-sac, this modern three bedroom semi detached house is being offered for sale with no upward chain involved.

The accommodation, which has UPVC double glazing throughout and a gas central heating system, comprises a through lounge/diner, modern kitchen with integrated appliances, first floor landing, three bedrooms and the modern bathroom. There are pleasant gardens to the front and rear of the property and a driveway providing off road parking.

An internal viewing is strongly advised.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door and window to the front, sat under a covered storm porch, stairs lead to the first floor landing, and door leads into the through lounge.

THROUGH LOUNGE/DINING ROOM

23' 1" x 11' 8" (7.06m x 3.58m) max

A spacious through lounge/dining room which has a UPVC double glazed window at the front and the rear. Wood effect laminate flooring and flame effect electric fire within a white painted surround with granite effect hearth and back. Two wall light points. Two central heating radiators.



KITCHEN

9' 8" x 7' 6" (2.95m x 2.29m)

UPVC double glazed door to the rear garden. A range of modern base and wall height units with contrasting granite effect roll edge work surfaces and mosaic effect tiled splash backs. Integrated four ring gas hob with chimney style filter hood above and electric oven below. Integrated fridge/freezer.



FIRST FLOOR LANDING

UPVC double glazed window to the side. Access to part boarded loft, which is suitable for storage. Doors leading off to three bedrooms and bathroom/w.c.

BEDROOM ONE

8' 9" x 11' 6" (2.67m x 3.51m)

UPVC double glazed window to the front.

BEDROOM TWO

8' 7" x 11' 5" (2.64m x 3.48m)

UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE

6' 5" x 6' 0" (1.98m x 1.83m) max

UPVC double glazed window to the front, central heating radiator.

BATHROOM/W.C.

6' 2" x 6' 0" (1.88m x 1.85m)

UPVC double glazed window to the rear. A modern suite comprising panelled bath with shower above, wash basin with chrome mixer tap and w.c. with concealed cistern within a built in vanity unit. Complimentary tiling to the walls with contrasting border, tiled floor. Central heating radiator.



OUTSIDE

The property has an open plan lawned front garden, driveway leading by the side of the property to the pleasant rear garden, driveway leading by the side of the property through to the pleasant enclosed rear garden. The rear garden offers a good degree of privacy and has a decked patio seating area.



DIRECTIONS

From our Normanton office, leave Normanton in the directions of Altofts along Station Road, continue over the bridge, follow this road along to the mini roundabout continuing straight ahead onto Lee Brigg, continue along which becomes High Green Road, turn right onto Church Road at the T-junction, continue along Church Road turning left onto Foxholes Lane, take the second turning on the left onto Rose Farm Approach and immediate left onto Rose Farm Rise where the property will be found indicated by our for sale board.

PLEASE NOTE

This property is located in an area which may be affected by the proposed Phase Two of the high speed rail network link known as HS2.

A map showing the proposed route is available from our Normanton office.

Full details are available online by visiting the HS2 portal at <http://www.hs2.org.uk>

VIEWINGS

To view please contact our Normanton office on 01924 899870 and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk

LAYOUT PLANS

These floor plans are available to view online at www.richardkendall.co.uk