

Energy Performance Certificate



40, Hopewell Way, Crigglestone, WAKEFIELD, WF4 3PU

Dwelling type: Detached house
 Date of assessment: 07 April 2015
 Date of certificate: 08 April 2015
 Reference number: 8735-7024-3860-9533-4902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 112 m²

Use this document to:

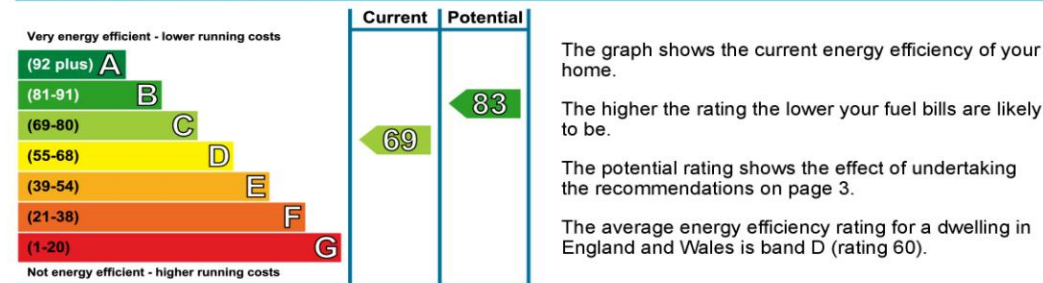
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,826
Over 3 years you could save	£ 561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 195 over 3 years	
Heating	£ 2,094 over 3 years	£ 1,806 over 3 years	
Hot Water	£ 438 over 3 years	£ 264 over 3 years	
Totals	£ 2,826	£ 2,265	

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.

Energy Efficiency Rating



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	£ 102	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 219	✓
3 Low energy lighting for all fixed outlets	£35	£ 81	

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



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40 Hopewell Way, Crigglestone, Wakefield, WF4 3PU

For Sale Freehold £225,000

Providing excellent four bedroom accommodation in this detached family home with private woodland aspect to the rear benefiting from a recently installed condensing boiler with fibre broadband available. UPVC double glazing and gas central heating.

The accommodation comprises entrance hallway, spacious lounge with opening off into the dining area, modern fitted kitchen with separate utility, ground floor w.c. and door leading into the integral garage. To the first floor there are four well proportioned bedrooms and house bathroom/w.c. The master bedroom enjoys en suite shower room facilities. Outside, the property has a driveway to the front providing off street parking, which leads to an integral garage. Pleasant lawned section and mature planted surround. The rear garden has a paved seating area with raised lawn sections, low level walling and a timber panelled surround with timber store units, enjoying a private woodland aspect to the rear.

Located within a short distance of junction 39 of the M1 motorway providing an ideal location for the commuter requiring the Northern motorway network. Situated close to main bus routes providing access to Wakefield city centre with schools and local amenities close to hand.

Only a full internal inspection will reveal all that is on offer at this quality home and all viewings are strictly by prior appointment only.

OPEN 7 DAYS A WEEK



ACCOMMODATION
ENTRANCE HALL

Entrance door with decorative frosted glazed panelled insert, frosted double glazed side panels within a PVC surround leading into the entrance hallway. Central heating radiator, laminate floor covering, staircase off to the first floor, panelled door off into the lounge.

LOUNGE

13' 0" x 16' 4" max (3.98m x 4.98m) narrowing towards the front to 2.99m

Coving to the ceiling, UPVC double glazed leaded window to the front elevation, central heating radiator, laminate floor covering, television point, Living flame effect gas fire with granite hearth, decorative tiled interior and wooden surround. Archway leading off into the dining room.



DINING ROOM

10' 11" x 8' 2" (3.35m x 2.49m)

Laminate floor covering, coving to the ceiling, central heating radiator, UPVC double glazed window to the rear elevation, panelled door off into the kitchen.

KITCHEN

11' 2" x 10' 0" (3.41m x 3.06m) max

The measurements include panelled door access into the garage. Panelled door into the utility/rear entrance lobby and a spacious understairs storage cupboard off. The kitchen is fitted with a range of base and wall units with chrome handles and laminate work surface over, tiled splash back above, sink with draining section and chrome mixer tap, CDA electric oven with grill, five ring stainless steel gas hob with cooker hood above, integrated dishwasher, integrated fridge freezer, fully tiled floor, central heating radiator. Two UPVC double glazed windows to the rear elevation.

REAR UTILITY

6' 8" x 6' 2" (2.05m x 1.90m)

Fully tiled floor, central heating radiator, UPVC rear entrance door with two frosted double glazed panelled inserts, two frosted double glazed matching side panels, fitted base and wall units with laminated work surface, chrome handles and tiled splash back above, stainless steel sink with drainer section and mixer tap, cupboard housing the condensing boiler, space for two under counter appliances, which includes plumbing and drainage for an automatic washing machine, panelled door off to the ground floor w.c.

GROUND FLOOR W.C.

4' 3" x 2' 9" (1.31m x 0.84m)

Two piece suite comprising corner wash basin with two chrome taps and tiled splash back above, low flush w.c. Fully tiled floor, central heating radiator, UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

Providing loft access. Access to four bedrooms and house bathroom/w.c. UPVC double glazed leaded window to the front elevation, airing/water cylinder cupboard off.

MASTER BEDROOM

12' 9" x 9' 9" (3.89m x 2.98m) narrowing to the en suite to 2.31m

The measurements exclude the fitted wardrobe, which has two mirrored sliding doors equipped with shelving and rail space. Central heating radiator and UPVC double glazed window to the rear elevation.



EN SUITE SHOWER ROOM/W.C.

8' 3" max x 4' 0" (2.54m x 1.24m) plus shower enclosure

Three piece suite comprising of a low flush w.c., pedestal wash basin with two chrome taps and tiled splash back and recessed shower enclosure with fully tiled interior and thermostatic shower. UPVC double glazed frosted window to the rear elevation with tiled ledge, shaver socket point and central heating radiator.

BEDROOM TWO

12' 7" x 9' 10" (3.86m x 3.01m)

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



BEDROOM THREE

8' 7" x 11' 9" (2.64m x 3.60m)

UPVC double glazed leaded window to the front elevation, central heating radiator, television point.

BEDROOM FOUR

11' 6" x 6' 3" (3.51m x 1.93m)

Plus walk in area. UPVC double glazed window to the rear elevation, central heating radiator.

HOUSE BATHROOM/W.C.

8' 3" x 6' 2" (2.54m x 1.90m) narrowing at the entrance to 1.20m

Three piece modern white suite comprising low flush w.c., pedestal wash basin with chrome mixer tap and a panelled bath with chrome mixer tap and hose attachment. Partially tiled walls, central heating radiator, shaver socket point and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE

To the front of the property there is a concrete sectional driveway providing off street parking with pleasant lawned section and paved walkway leading to the front entrance door. Side pedestrian access gate leading into the rear garden. The driveway leads to an integral garage with up and over door, power and lighting. The rear garden is pleasantly landscaped with a woodland aspect to the rear, raised cobbled seating area from the rear entrance door, pleasant lawned section with cobbled walkway leading to a low level walling, additional paved seating area with timber panelled surround, pleasant low maintenance gravelled borders and a timber store unit.



DIRECTIONS

Leaving the Wakefield office via Northgate turn right onto the Bull Ring and left onto Queen Street. At the traffic lights turn right onto Denby Dale Road, continue straight across to the fifth roundabout taking a left turning onto Denby Dale Road East following the road onto Durkar Lane, turning right onto Howard Crescent. At the end of Howard Crescent turn left onto Hollin Lane, bearing right at the end onto Cliff Road and left onto Painthorpe Lane. Left onto Woodmoor Drive and second left onto Hopewell Way where the property will be found indicated by our for sale board.

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

VIEWINGS

To view please contact our Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.