

Energy Performance Certificate



1, High Meadows, Walton, WAKEFIELD, WF2 6TN

Dwelling type: Detached house
 Date of assessment: 04 March 2015
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 Reference number: 8705-8743-7329-3707-9753
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 100 m²

Use this document to:

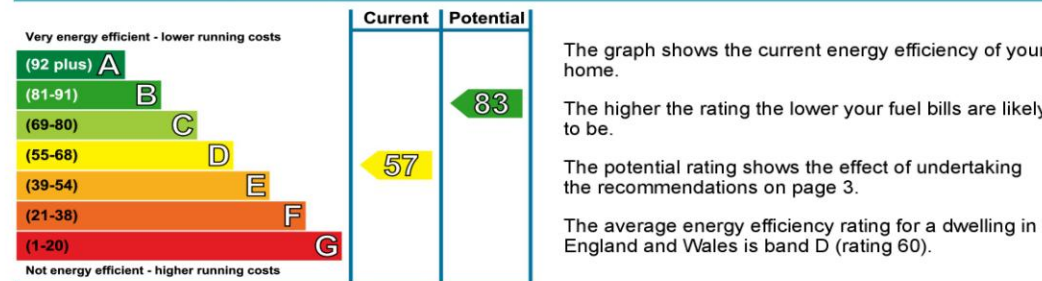
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,594
Over 3 years you could save	£ 1,491

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 183 over 3 years	
Heating	£ 2,754 over 3 years	£ 1,689 over 3 years	
Hot Water	£ 477 over 3 years	£ 231 over 3 years	
Totals	£ 3,594	£ 2,103	

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	£ 495	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 216	✓
3 Low energy lighting for all fixed outlets	£65	£ 150	

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 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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Ossett
01924 266555

Normanton
01924 899870



1 High Meadows, Walton, Wakefield, WF2 6TN

For Sale Freehold £349,500

Occupying a commandable position in this generous corner plot is this four bedroom detached family home with gardens surrounding the property, ample off street parking and attached double garage. An early viewing comes strongly recommended.

The property benefits from recently increased loft insulation. The accommodation comprises a front entrance/dining room, spacious lounge, fitted kitchen with utility area off and ground floor w.c. To the first floor there are four well proportioned bedrooms, the master bedroom enjoying en suite facilities in addition to the house bathroom/w.c. Outside the property has attractive established gardens with a range of lawn and mature shrubbery sections enjoying an elegant appearance.

The property is situated in the sought after village of Walton. Within two miles of Wakefield city centre, superbly located for the commuter and approximately three miles to Junction 39 of the M1 motorway or access to the M62 at Junction 31 travelling via Normanton.

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

DINING ROOM

13' 0" x 10' 10" (3.97m x 3.32m)

Front solid wood entrance door with a glazed insert, leaded double glazed side panels leading into the dining room. The measurement includes staircase to the first floor, panelled doors to the lounge and kitchen. Two central heating radiators, solid wood leaded double glazed window to the front elevation.



LOUNGE

18' 0" x 10' 9" (5.49m x 3.29m)

Solid wood double glazed leaded window to the front elevation, double glazed sliding door into the rear garden, two central heating radiators, modern living flame gas fire with marble hearth, matching interior and a decorative wooden surround. Television point.

KITCHEN

10' 8" x 8' 2" (3.26m x 2.49m)

Fitted with a range of wooden base and wall units incorporating display cabinets with corner shelving, laminated work surface and tiled splash back above, 1 1/2 stainless steel sink with draining section and mixer tap. Electric oven with four ring ceramic hob and cooker hood above, space with plumbing and drainage for an automatic washing machine or fridge freezer. Solid wood double glazed window to the rear elevation, central heating radiator, panelled door with glazed inserts and matching glazed side panel leading into the utility/rear entrance lobby.



UTILITY/REAR ENTRANCE LOBBY

6' 8" x 4' 5" (2.05m x 1.36m)

Fitted storage units equipped with shelving, laminated work surface, space for two under counter appliances, which includes plumbing and drainage for an automatic washing machine, partially tiled walls, central heating radiator, wall mounted boiler, solid wood rear entrance door with a frosted glazed panelled insert, panelled door off leading into the downstairs w.c.

W.C.

5' 3" x 4' 5" max (1.62m x 1.35m)

Two piece suite comprising of a low flush w.c. and wall mounted wash basin with two chrome taps and tiled splash back above. Central heating radiator.

FIRST FLOOR LANDING

Loft access. Doors to four bedrooms and house bathroom/w.c.

MASTER BEDROOM

12' 9" x 9' 9" (3.91m x 2.98m)

Solid wood leaded double glazed windows to the front elevation, fitted wardrobe units with matching side units and dressing table with drawer storage. Central heating radiator. Panelled door off to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

3' 4" x 6' 7" max (1.04m x 2.03m) plus recess

Three piece suite comprising of a low flush w.c., wash basin with chrome mixer tap on vanity unit with storage cupboard space and fully tiled shower enclosure with bi-folding doors and thermostatic shower. Central heating radiator, solid wood double glazed frosted leaded window to the front elevation, shaver socket point, partially tiled walls.

BEDROOM TWO

8' 10" x 10' 11" (2.70m x 3.33m)

Solid wood double glazed leaded window to the front elevation, central heating radiator, fitted wardrobe unit with dual opening doors equipped with shelving and rail space, matching drawer unit and two bedside tables. Over stairs storage cupboard space housing the water cylinder tank.

BEDROOM THREE

8' 11" x 7' 10" (2.72m x 2.40m)

Solid wood double glazed window to the rear elevation, central heating radiator, fitted wardrobe unit with single panelled opening door equipped with shelving and rail space, matching drawer units.

BEDROOM FOUR

8' 9" x 8' 7" max (2.67m x 2.63m)

Solid wood double glazed window to the rear elevation, central heating radiator, fitted wardrobe unit with single panelled door equipped with shelving and rail space, matching dressing table with drawer storage.

HOUSE BATHROOM/W.C.

7' 1" x 5' 7" (2.18m x 1.71m)

Three piece suite comprising of a low flush w.c., wash basin on a tiled ledge with chrome mixer tap, panelled bath with chrome mixer tap and shower hose attachment. Shaver socket point, central heating radiator and solid wood double glazed frosted window to the rear elevation.

OUTSIDE

The property is situated within a generous corner plot with gardens to three sides. To the front of the property there is a pleasant lawned section with well established shrubbery sections, terraced driveway provides ample off street parking leading to an attached double garage with two individual up and over doors. The garage has power and lighting. The paved walkway leads to the front entrance door. The double garage can be accessed via a single door to the rear. The rear garden is private and enclosed with lawned section, raised paved seating area, paved walkway leading to the rear entrance door and additional lawn section with stone walling makes the rear garden private.



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 intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



VIEWINGS

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

DIRECTIONS

Leave Wakefield along Bamsley Road and just after passing Guy Salmon Land Rover Wakefield turn left onto Walton Lane. At the end of the lane turn right onto Oakenshaw Lane and left onto School Lane. Following the road to the right hand side of the mini roundabout turn right and immediately left onto The Balk where High Meadows can be found, the third left hand turning, and the property is situated on a welcoming corner plot.