

Energy Performance Certificate



47, Teall Street, OSSETT, WF5 0PA

Dwelling type: Semi-detached house
 Date of assessment: 02 May 2014
 Date of certificate: 06 May 2014
 Reference number: 8154-7925-2970-6242-1906
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 113 m²

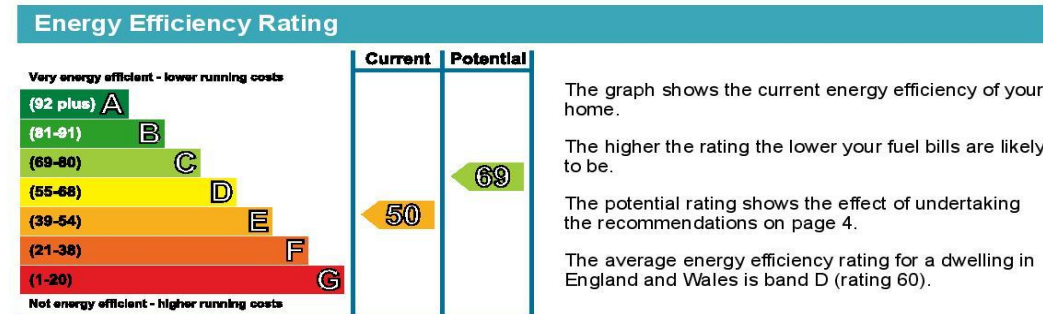
Use this document to:

- 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:	£ 4,440
Over 3 years you could save	£ 1,017

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 186 over 3 years	
Heating	£ 3,789 over 3 years	£ 3,018 over 3 years	
Hot Water	£ 339 over 3 years	£ 219 over 3 years	
Totals	£ 4,440	£ 3,423	

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 Internal or external wall insulation	£4,000 - £14,000	£ 384	✓
2 Floor insulation	£800 - £1,200	£ 207	✓
3 Low energy lighting for all fixed outlets	£50	£ 102	✓

See page 4 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 offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 40 years.

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MORTGAGES

Did you know that we have our own specialist mortgage consultant 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 email: vinc.e@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. There will be mailed to you every week.

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

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47 Teall Street, Ossett, WF5 0PA

For Sale Freehold £225,000

Located in this popular location, this charming stone fronted cottage has been sympathetically extended over the years and now offers spacious accommodation which could suit the needs of a variety of purchasers.

A spacious lounge with original stone fire place, large kitchen breakfast room which is open plan at the side onto a separate dining room which enjoys French doors opening onto the rear garden and stairs lead to from the kitchen to a useful first floor loft area. This area is used as a playroom by the current owners but could be utilised as a study or sleeping area, the rear hall and utility leads through to a downstairs cloakroom/w.c. On the first floor the landing provides access to three good size bedrooms, the master with en suite bathroom in addition to a house shower room. There is a large integral garage which could offer scope for further development of the property subject to the necessary permissions and generous gardens extend to three sides.

Internal viewing is strongly recommended on this property.

OPEN 7 DAYS A WEEK



ACCOMMODATION
LIVING ROOM

14' 11" x 17' 8" (4.55m x 5.40m)

A spacious reception room with a hardwood stable style glazed entrance door to the front and UPVC double glazed French doors opening onto the front garden. An original stone fire place with rustic brick hearth and open flu. Central heating radiator, door to cellar.

CELLAR

Provides useful storage.

INNER LOBBY

Stairs leading to the first floor, glazed internal door leading into the substantial garage and a further opening leading through into the kitchen.

KITCHEN

12' 3" x 17' 8" (3.75m x 5.39m)

A spacious country style kitchen which is open plan onto a further dining area and has a panelled door leading into the utility room and downstairs w.c., stairs lead to a useful first floor loft area. This area is used as a playroom by the current owners but could be utilised as a study or sleeping area. The kitchen has three hardwood double glazed windows and is fitted with a range of country style base and wall height units with contrasting granite effect work surfaces and further solid wood work top, space for a slot in range style cooker, under work top Belfast sink with antique brass mixer tap, integrated dishwasher, part tongue and groove panelling to the walls, ceramic tiled floor. Central heating radiator.



DINING AREA

8' 8" x 11' 8" (2.66m x 3.57m)

UPVC double glazed French doors open onto the rear patio and garden, further UPVC double glazed window to the side, feature beam to the ceiling, solid wood flooring. Central heating radiator.

UTILITY ROOM

8' 11" x 4' 5" (2.73m x 1.35m)

Hardwood double glazed window to the side, hardwood stable style entrance door, ceramic tiled floor. Central heating radiator. Door to downstairs cloakroom/w.c.

CLOAKROOM/W.C.

Hardwood double glazed window and is fitted with a corner wash basin with tiled splash back and a close coupled low flush w.c., ceramic tiled floor.

PLAY ROOM/STUDY

12' 1" x 10' 4" (3.69m x 3.15m)

Hardwood double glazed windows on two elevations, airing cupboard housing central heating boiler, tongue and groove panelled ceiling, wood effect laminate flooring. Central heating radiator.

INTEGRAL GARAGE

15' 6" x 13' 8" (4.74m x 4.17m)

Two UPVC double glazed windows to the side, double timber doors to the front.

FIRST FLOOR LANDING

Spindle balustrade, doors leading off to three bedrooms and bathroom/w.c. Central heating radiator.

MASTER BEDROOM

13' 5" x 10' 0" (4.11m x 3.05m)

Two UPVC double glazed windows to the front, exposed varnished floor boards, dado rail, two wall light points, glazed double doors opening onto the en suite bathroom/w.c.



EN SUITE

5' 1" x 13' 7" (1.56m x 4.15m)

Two UPVC double glazed windows, fitted with a three piece suite comprising of pedestal wash basin, low flush w.c., free standing roll top bath with central mixer tap and shower attachment, central heating radiator.

BEDROOM TWO

12' 0" x 9' 5" (3.67m x 2.88m)

UPVC double glazed window to the front, wood effect laminate flooring. Central heating radiator.

BEDROOM THREE

11' 11" x 8' 1" (3.65m x 2.47m)

Hardwood double glazed window to the rear. Central heating radiator.

SHOWER ROOM

UPVC double glazed window, fitted with a three piece suite comprising of corner shower enclosure with electric shower, pedestal wash basin and low flush w.c., fully tiled walls with a mosaic effect border and fully tiled floor, chrome heated towel rail.

OUTSIDE

The property is set back from Teall Street with a large tarmac driveway accessed via double timber gates with a further side pedestrian gate. The gardens extend to three sides of the property, the rear having lawn and a raised patio terrace.



EPC RATING

To view the full Energy Performance Certificate please either call into one of our four 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

VIEWINGS

To view please contact our Ossett office on 01924 266555 and they will only be too pleased to arrange a suitable appointment.