

## Energy Performance Certificate



86, Walton Lane, WAKEFIELD, WF2 6HQ

**Dwelling type:** Detached bungalow  
**Date of assessment:** 15 October 2014  
**Date of certificate:** 16 October 2014  
**Reference number:** 9222-2885-7605-9994-0725  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 91 m<sup>2</sup>

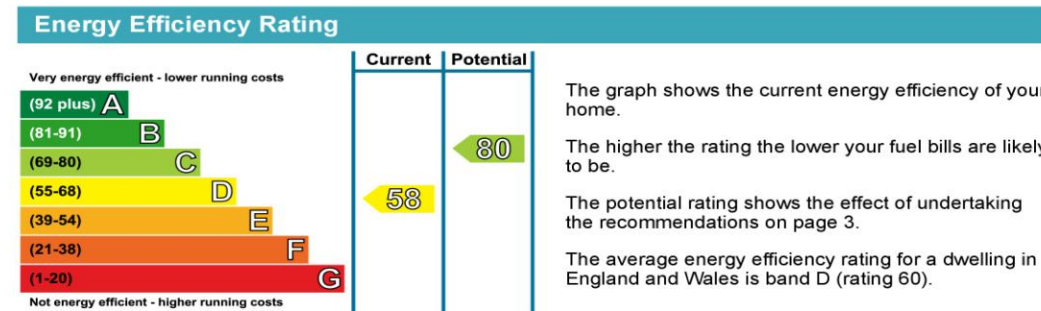
### Use this document to:

- 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>£ 3,291</b>
<b>Over 3 years you could save</b>	<b>£ 984</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 165 over 3 years	
Heating	£ 2,595 over 3 years	£ 1,920 over 3 years	
Hot Water	£ 396 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 3,291</b>	<b>£ 2,307</b>	

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 Floor insulation	£800 - £1,200	£ 405	✓
2 Low energy lighting for all fixed outlets	£65	£ 108	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 378	✓

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](http://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.



Wakefield 01924 291294    Pontefract 01977 798844    Horbury 01924 260022    Ossett 01924 266555    Normanton 01924 899870



## 86 Walton Lane, Sandal, Wakefield, WF2 6HQ

For Sale Freehold £299,950

A spacious and versatile three bedroom detached family bungalow boasting a superb open aspect to the side of open fields.

The accommodation fully comprises of entrance porch, entrance hall, modern fitted breakfast kitchen, lounge, three well proportioned double bedrooms and superb bathroom/w.c. Outside, to the front there is a low maintenance garden area providing off street parking and a driveway to the side providing off street parking leading to a brick built garage with up and over door, whilst to the rear there is an attractive and enclosed lawned garden stocked with plants, trees and shrubs incorporating timber decked and flagged patio areas ideal for entertaining purposes.

Situated in this sought after area of Sandal, the property is conveniently situated within close proximity to local amenities including shops and schools. There is easy access to Sandal/Agbrigg train station and the local tennis club. Local bus routes travel to and from the city centre and access to the motorway network is approximately a ten minute drive away.

Only a full internal inspection will fully reveal the quality and spacious accommodation on offer and to avoid any unnecessary disappointment.

### 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

OPEN 7 DAYS A WEEK



**ACCOMMODATION  
ENTRANCE PORCH**

UPVC entrance door. Radiator, wood laminate flooring, coving to the ceiling, door to the inner hallway.

**INNER HALLWAY**

Wood flooring, coving to the ceiling, loft access, radiator, door into the bedrooms, bathroom, breakfast kitchen and lounge.

**BATHROOM/W.C.**

4'10" x 11'1" (1.48m x 3.38m)

Four piece white suite comprising low flush w.c., wash basin over vanity unit and enclosed corner shower cubicle with mixer shower, separate panelled bath. Fully tiled walls and floor, recess ceiling spotlights, heated chrome towel radiator, UPVC double glazed frosted window to the side, recess ceiling spotlights.



**LOUNGE**

11'6" x 16'5" (3.52m x 5.01m)

Comprising modern electric fire with a beautifully presented full marble fire surround, UPVC double glazed French doors to the rear, window to the side, radiator, coving to the ceiling, wood laminate flooring and t.v. point.

**BREAKFAST KITCHEN**

12'7" x 8'0" (3.86m x 2.45m)

Comprising a range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for feature Range cooker with Baumatic stainless steel back and extractor above. Drawers, space for fridge and freezer, wood laminate flooring, radiator, UPVC double glazed window to the side and UPVC stable door to the side. Part tiled walls.



**MASTER BEDROOM**

11'4" x 15'0" (3.47m x 4.59m)

UPVC double glazed window to the rear, radiator, coving to the ceiling.



**BEDROOM TWO**

11'4" x 11'3" (3.46m x 3.43m)

UPVC double glazed window to the front, radiator, coving to the ceiling.



**DINING ROOM/BEDROOM THREE**

11'6" x 14'8" (3.52m x 4.49m)

Two double glazed windows (one to the front and one to the side), radiator, coving to the ceiling, wood laminate flooring.



**GARAGE**

Combination boiler, light and power. Double glazed window to the rear and side personal door.

**OUTSIDE**

The French doors in the lounge open out onto a timber decked patio area, there is a well presented lawned garden, well stocked with an array of plants, trees and shrubs incorporating timber decked patio area and flagged patio area, which is ideal for entertaining purposes. Outside security lighting.



**VIEW**



**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](http://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.

