


Energy Performance Certificate



24, Bodmin Drive, NORMANTON, WF6 2RU

Dwelling type: Semi-detached house

Date of assessment: 18 February 2015

Date of certificate: 26 February 2015

Reference number: 0338-2838-7524-9595-7805

Type of assessment: RdSAP, existing dwelling

Total floor area: 59 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:

£ 2,019

Over 3 years you could save

£ 360

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 120 over 3 years	<div>You could save £ 360 over 3 years</div>
Heating	£ 1,512 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 282 over 3 years	£ 183 over 3 years	
Totals	£ 2,019	£ 1,659	

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

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

66

85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 (suspended floor)	£800 - £1,200	£ 96	
2 Low energy lighting for all fixed outlets	£35	£ 90	
3 Heating controls (room thermostat)	£350 - £450	£ 75	

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.

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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](mailto:vince@mortgagesolutionsofwakefield.co.uk) or Sharon Dorsett on 01924 266555 [sharon@mortgagesolutionsofwakefield.co.uk](mailto:sharon@mortgagesolutionsofwakefield.co.uk), [www.mortgagesolutionsofwakefield.co.uk](http://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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24 Bodmin Drive, Normanton, WF6 2RU

For Sale Freehold £117,500

An ideal property for the first time buyer, located in a desirable location close to Normanton town centre.

This modern, two bedroom semi detached property comprises of entrance hallway, lounge, modern dining kitchen, and on the first floor, two good sized bedroom and a modern bathroom. Gardens to the front and rear of the property, and driveway providing off road parking.

The property has UPVC double glazing throughout and a gas central heating system. Internal viewing comes highly recommended.

OPEN 7 DAYS A WEEK



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. Coving to the ceiling, door through to the lounge.

### LOUNGE

*13' 8" x 13' 1" (4.18m x 4.01m)*

UPVC double glazed window to the front, central heating radiator, staircase to the first floor landing, t.v. point, telephone point, door through to the kitchen/diner.



### KITCHEN/DINER

*9' 11" x 13' 2" (3.04m x 4.03m)*

A range of wall and base units, laminate work surface over tiled splash back, built in wine rack, stainless steel sink and drainer with chrome mixer tap, space for a free standing oven with cooker hood above, UPVC double glazed window to the rear, UPVC double glazed stable door. Plumbing and drainage for an automatic washing machine, laminate flooring, central heating radiator, space for a free standing fridge/freezer.

### FIRST FLOOR LANDING

Coving to the ceiling, inset spotlights to the ceiling, doors leading off to two bedrooms and the house bathroom.

### BEDROOM ONE

*10' 3" x 13' 1" (3.14m x 4.00m)*

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



### BEDROOM TWO

*10' 2" x 8' 0" (3.10m x 2.44m) plus walk in area*

Coving to the ceiling, UPVC double glazed window to the rear elevation, central heating radiator, t.v. point, built in storage over the stairs.



### HOUSE BATHROOM/W.C.

*7' 3" x 4' 9" (2.22m x 1.47m)*

Comprising of a three piece white suite with panelled bath, pedestal wash basin and low flush w.c. Fully tiled walls and floor, central heating radiator, UPVC double glazed window to the rear elevation.

### OUTSIDE

To the front of the property there is a pleasant lawned garden and tarmac driveway leading down the side of the property to a single detached garage with up and over door. The rear garden has a pleasant lawned section and flagged patio areas perfect for entertaining and dining purposes, with conifers making the garden private and enclosed.



### 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](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.

