



 **3**
Bedrooms

 **1**
Bathroom



Two / Three bedroom cottage style inner terrace situated near Pinderfields Hospital and overlooking large playing fields. here are two bedrooms, a further room that could be used as a bedroom, a good size bathroom and downstairs a long hallway with Kitchen Diner plus a superb lounge leading out into a great enclosed rear garden. There is parking available outside the property and it would be an ideal first time buyers or indeed a great rental property because of its proximity to Pinderfields and Fieldhead Hospitals.

If your looking for a **cottage style terrace property** in a **great location** with **great transport links** then this property could very well be the one your looking for. **Great for first time buyers, family or indeed Investors looking to expand their portfolio** this again could be ideal because of it's **proximity to Pinderfields and Fieldhead Hospital. Newly Decorated and Carpeted throughout plus a newly fitted kitchen.**

Situated on the edge of Wakefield near Pinderfields Hospital this is an attractive cottage style inner terrace property has great views over the playing fields in front of the house and is adjacent to Pinderfields Hospital.

It is on a row of similar properties and has great access to Wakefield, Leeds and beyond via a network of Motorway, roads and train links nearby. The property has been recently updated and has a new kitchen, decorations and carpeting throughout

There are two bedrooms, a further room that could be used as a bedroom, a good size modern bathroom and downstairs a long hallway with Kitchen Diner and a superb lounge leading out into a great rear garden. There is parking available outside the property and it would be an ideal first time buyers or indeed a great rental property because of its proximity to Pinderfields and Fieldhead Hospitals.

From the front door you enter the attractive stone flagged hallway leading to firstly

Kitchen / Diner (3.4m x 4.69m) max.

The good size kitchen diner has a good range of new light wood units with contrasting worksurfaces to both wall and floor The range style cooker is inlaid into the chimney breast. There is a stainless steel sink drainer with mixer tap. The Upvc double glazed window looks out over the extensive playing fields.

The Lounge (4.211m x 3.69m) max

Overlooking the attractive rear garden this room is light bright and airy. It has high ceilings and attractive coving and also patio doors to the enclosed attractive south facing decked area in the rear garden. It has laminate flooring and an attractive marble style feature fireplace.

From the landing you enter

Bedroom 1 (3.2m x 2.9m)

Set overlooking the rear of the property this light bright room has a feature cast iron fireplace and gives access to another room

Annex Room (1.72m x 3.99m)

This could be utilised as a third bedroom or a walk in dressing room it has a large window allowing natural light to flood in

Bedroom 2 (4.1m x 3.3m)

This good size bedroom overlooks the playing fields and has the benefit of a walk in storage cupboard it is light bright and airy.

Family Bathroom (2.7 x 1.7m)

This modern looking bathroom has a three peice suite in white plus a shower over the bath with glazed shower screen. It consists of a modern bath, sink and Wc plus a storage cupboard housing the Ideal Combi Boiler which receives a service annually. There is also an attractive chrome towel rail / radiator.

To the front of the property is on street parking and the rear garden is superb with decking and lawned area it really is a great space to relax or play.



4, Westfield View, WAKEFIELD, WF1 3RU

Dwelling type:	Mid-terrace house	Reference number:	8180-6829-7810-8029-0272
Date of assessment:	31 January 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	31 January 2020	Total floor area:	87 m ²

Use this document to:

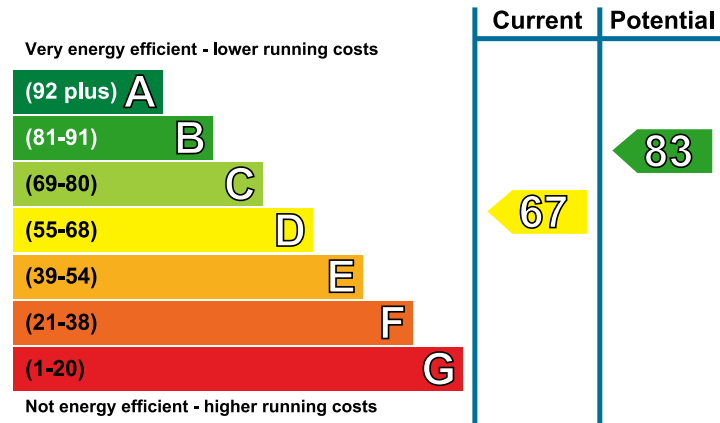
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,400
Over 3 years you could save	£ 465

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 1,857 over 3 years	£ 1,491 over 3 years	
Hot Water	£ 321 over 3 years	£ 222 over 3 years	
Totals	£ 2,400	£ 1,935	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 255
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111
3 Solar water heating	£4,000 - £6,000	£ 99

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆
Roof	Pitched, 150 mm loft insulation	★ ★ ★ ★ ☆
Floor	Suspended, no insulation (assumed)	—
Windows	Fully double glazed	★ ★ ★ ★ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer, room thermostat and TRVs	★ ★ ★ ★ ☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 90% of fixed outlets	★ ★ ★ ★ ★

Current primary energy use per square metre of floor area: 234 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand





For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	9,720	(263)	N/A	(1,680)
Water heating (kWh per year)	2,167			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Internal or external wall insulation	£4,000 - £14,000	£ 85	 C71
Floor insulation (suspended floor)	£800 - £1,200	£ 37	 C72
Solar water heating	£4,000 - £6,000	£ 33	 C73
Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 310	 B83

Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

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Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

