



3

Bedrooms



1

Bathroom





Superb three bed semi-detached family home with large conservatory, fitted kitchen and good size and attractive lounge diner. Three good size bedrooms (with wardrobes to the main bedroom). A spacious and modern family bathroom. To the outside you have an attractive front garden, a good size driveway leading to a detached garage and a good size enclosed rear garden.

**IF YOU'RE LOOKING FOR A GREAT FAMILY HOME, IN A GREAT LOCATION, WITH FANTASTIC LOCAL SCHOOLS THIS PROPERTY IS THE ONE FOR YOU! IT'S PRICED TO SELL IT IS READY TO MOVE INTO AND WILL MAKE A SUPERB FAMILY HOME FOR THE LUCKY BUYERS.**

Situated in the centre of Outwood Village **near all the local amenities** this **attractive three bedroom semi-detached family home** has much to offer in terms of a **great Location**, excellent **Quality Family Living Space** and amenities in the area. The area has **brilliant transport links** with easy access to Wakefield, Leeds and beyond via great bus links, rail station within a 10 minute walk. Motorways to all points of the compass within a 10 minute drive. There are a **number of high quality schools in the area at both junior and secondary level.**

It sits on a **good size plot** with a **driveway** offering **parking for several vehicles**. There is a **detached garage** and a good size **enclosed rear garden**.

The property has **full UPVC double glazing** and **gas central heating**. A **large, bright conservatory** looks out onto the rear garden. A compact but **modern kitchen** and a **large lounge diner** with access to the **conservatory**. On the first floor there are **3 good size bedrooms** and an **attractive family bathroom**.

From the front door you enter a hallway with access to the first floor and entrance to:

#### **Lounge Diner (7.8m x 3.6m narrowing to 2.4m at dining end)**

Large, light and bright room with a superb feature fireplace. The flooring is laminate wood and natural light flows in via the UPVC window looking out onto the attractive front garden. The dining room end gives access to the kitchen and also the large conservatory via UPVC patio doors. Fantastic room great for relaxing or entertaining.

#### **Kitchen (3.5m x 2.1m)**

Modern light wood style units to wall and floor plus access to the conservatory via a glazed UPVC door. There is a built in gas hob and cooker plus washing machine plumbing. It is a compact but excellent kitchen.

#### **Conservatory (3m x 4.2m)**

Leading off from the kitchen this larger than average UPVC conservatory is ideal as a dining area, playroom or indeed just for sitting in the sun and relaxing. It can also be used as a utility room as it is so spacious. It has an attractive tiled floor and has patio doors leading to the rear garden and detached garage.

#### **Hall**

You enter the property via a part glazed UPVC door into a good size hall which in itself gives access to the lounge and also via the stairs to the

#### **First Floor Landing**

#### **Bedroom 1 (4.3m x 2.7m)**

Overlooking the front of the property this good size double bedroom has built in wardrobes radiator and UPVC windows. It is light and bright

#### **Bedroom 2 (3.5m x 2.2m)**

This good size double bedroom overlooks the rear garden and has a lot of natural light coming in via the UPVC window

### **Bedroom 3 (3.2m x 1.8m)**

Currently set up as an office this single bedroom is a decent size and overlooks the front of the property. It has a useful storage cupboard and is a good size third bedroom.

### **Family Bathroom (2.2m x 1.8m)**

This modern and well designed bathroom has a three piece suite comprising of; bath with wall mounted shower and glazed shower screen, W.C and matching sink unit. There is attractive wall and floor tiling plus a good size heated chrome towel rail. The two UPVC frosted windows allow a great deal of natural light to flow in.

To the outside there is a good size drive leading to a detached garage. The front garden is a decent size and the rear garden is both large and enclosed. From the conservatory you have a decked patio leading down onto the actual garden. Its a great space for relaxing and family use.



# Energy Performance Certificate



10, Bolus Lane, WAKEFIELD, WF1 3DL

**Dwelling type:** Semi-detached house  
**Date of assessment:** 17 October 2018  
**Date of certificate:** 17 October 2018

**Reference number:** 9912-2873-7001-9698-0715  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 72 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>£ 2,130</b>
<b>Over 3 years you could save</b>	<b>£ 363</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 153 over 3 years	
Heating	£ 1,620 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 291 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,130</b>	<b>£ 1,767</b>	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>67</p>	<p><b>Potential</b></p> <p>83</p>

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 Party wall insulation	£300 - £600	£ 72
2 Floor insulation (suspended floor)	£800 - £1,200	£ 141
3 Low energy lighting for all fixed outlets	£25	£ 54

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](http://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	Cavity wall, filled cavity	★ ★ ★ ☆ ☆
Roof	Pitched, 250 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 58% of fixed outlets	★ ★ ★ ★ ☆

Current primary energy use per square metre of floor area: 247 kWh/m<sup>2</sup> 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)	8,478	N/A	N/A	N/A
Water heating (kWh per year)	2,069			

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](http://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](http://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
Party wall insulation	£300 - £600	£ 24	 D68
Floor insulation (suspended floor)	£800 - £1,200	£ 47	 C70
Low energy lighting for all fixed outlets	£25	£ 18	 C71
Solar water heating	£4,000 - £6,000	£ 31	 C72
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 273	 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](http://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 ECMK Ltd. You can obtain contact details of the Accreditation Scheme at [www.ecmk.co.uk](http://www.ecmk.co.uk).

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](http://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](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** ECMK300011  
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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](http://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 3.1 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 1.5 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 (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

