



 3  
Bedrooms

 2  
Bathrooms



Superb Modern Three Bedroom Semi Detached Family Home. Great location for Leeds, Wakefield and beyond via great Motorway, Bus, Train and Car links nearby. The property has an Entrance hallway, downstairs WC, modern kitchen, large living room with French doors leading out to a patio area. To the first floor is the large double master bedroom with built in wardrobe, second double bedroom and a third single bedroom. The modern family bathroom comes with three piece suite comprising white panelled bath, mixer shower, pedestal wash basin and WC.

If your looking for a family home on the outskirts of Wakefield with great motorway links nearby then Foreman Drive could be the property your looking for. Its an excellent starter or indeed family home that will be ready to move into on completion.

This Modern and attractive three bed semi detached property is situated in a quiet cul de sac location on a new build development just off Dewsbury Road and is conveniently located for travel into Wakefield and the M1 due to the close by junction 40.

The modern and attractive property comes with off street parking, and a tidy low maintenance enclosed rear garden to the rear and has full gas central heating and double glazing throughout.

The property briefly comprises: Entrance hallway, downstairs WC, modern kitchen with attractive dark wood units, large living room with Upvc French doors leading out to an attractive patio area. To the first floor is the large double master bedroom with walk in wardrobe space and built in wardrobe, second double bedroom and a third single. The modern family bathroom comes with three piece suite comprising white panelled bath, mixer shower, pedestal wash basin and WC.

From the front of the property you enter the Entrance reception hallway and off this you have a useful ground floor Wc a second door leads to the

Lounge / Diner ( 19' x 13'9 Max )

This is a spacious room with plenty of room for a dining table and family furniture plus access to the enclosed rear garden vis Upvc french doors. The room is light bright and a great living and entertaining space.

The Kitchen ( 9' 7" x 6'10" )

Again accessed via the hall it has plenty of storage via attractive very modern dark wood wall and floor units with contrasting worksurfaces it gives a good deal of workspace whilst cooking. The cooker / hob are built in to the units with an overhead extractor fan. There is a matching double sink drainer and views to the front of the house via Upvc windows and again it is a light bright room.

First Floor Landing gives access to all the 3 upstairs bedrooms and family bathroom

Bedroom 1 ( 11' 6" x 9' 4" )

Overlooking the front of the house this good size double bedroom has great views and is a light bright bedroom. It has a central Heating Radiator, Upvc window. It also has a built in modern mirrored double wardrobe plus a storage cupboard

Bedroom 2 ( 7' 7" x 9' 6" )

Overlooks the rear garden and again is a good size, bright and airy room. It, as with bedroom 1, has a Upvc Window and Central Heating Radiator.

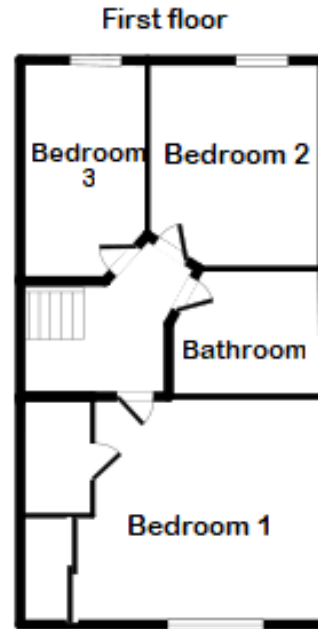
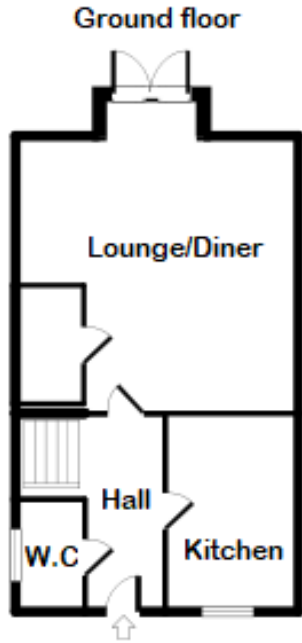
Bedroom 3 ( 5' 10" x 9' 4" )

This is a single bedroom overlooking the rear garden and has the Upvc window and Central Heating Radiator

Family Bathroom

The modern attractive family bathroom comes with three piece suite comprising white panelled bath with wall mounted mixer shower, Attractive pedestal wash basin and WC. The bathroom has bright white tiling to the walls..

To the front of the house is a parking area and to the rear you have a good size enclosed rear garden with attractive patio area plenty of space for the family entertainment



Foreman Road, Wakefield, WF2 9AZ



# Energy performance certificate (EPC)

31, Foreman Road  
WAKEFIELD  
WF2 9AZ

Energy rating

**B**

Valid until 3 September 2024

Certificate number

8002-8741-3139-7807-7143

**Property type**

Semi-detached house

**Total floor area**

69 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Average thermal transmittance 0.35 W/m <sup>2</sup> K	Good
Floors	Average thermal transmittance 0.16 W/m <sup>2</sup> K	Good
Roofs	Average thermal transmittance 0.17 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 40% of fixed outlets	Average
Airtightness	Air permeability 8.0 m <sup>3</sup> /h.m <sup>2</sup> (assessed average)	Average
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 99 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### [What is primary energy use?](#)

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

Compared to an average household	6 tonnes of CO <sub>2</sub>
CO <sub>2</sub> produced by this property	1.2 tonnes of CO <sub>2</sub>
Potential CO <sub>2</sub> reduction	0.0 tonnes of CO <sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.



## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (82) to A (96).

[What is an energy rating?](#)



### Recommendation 1: Low energy lighting

Low energy lighting

Typical installation cost

£30

Typical yearly saving

£23

Potential rating after carrying out recommendation 1

83 | B

### Recommendation 2: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£31

Potential rating after carrying out recommendations 1 and 2

85 | B

### Recommendation 3: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£246

Potential rating after carrying out

## Recommendations 1 to 3



## Looking for energy improvements

Find energy grants and ways to save energy in your home. (<https://www.gov.uk/improve-energy-efficiency>)

### Estimated energy use and potential savings

Estimated yearly energy cost for this property

£362

Potential saving

£56

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Space heating

1935.0 kWh per year

Water heating

1740.0 kWh per year

### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

### Contacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

reditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

Assessor's name	Timothy James
Telephone	01582 544250
mail	<a href="mailto:epc@environmental-economics.co.uk">epc@environmental-economics.co.uk</a>

## Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER003539
Telephone	01455 883 250
mail	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## Assessment details

Assessor's declaration	No related party
Date of assessment	4 September 2014
Date of certificate	4 September 2014
Type of assessment	▶ <a href="#">SAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.