



 2
Bedrooms

 1
Bathroom



Superb opportunity to get a large detached bungalow in a quiet and peaceful location near to all local amenities and road networks. Everything about this bungalow screams quality. Plenty of off road parking loads of garden space its a peach of a property.

Two Bed Luxury Modern Bungalow with modern fully fitted kitchen with Neff Double Cooker and Microwave, integrated dishwasher and Washing Machine. Integrated Fridge Freezer modern white gloss units to wall and floor, superb large attractive bathroom with Walk in Shower two good size bedrooms a large conservatory and a huge rear enclosed garden. The property has plenty of off road parking available and a large well stocked front garden plus a Composite patio to the rear of the bungalow with built in lighting and a superb glass balustrade overlooking the rear garden. There is also a huge storage area accessed from the garden giving loads of storage space.

Overall it gives a great quality vibe and would make a great home for you.

If you are looking for a luxury 2 bed bungalow in a private peaceful setting then we have the very thing here for you. Moor Road is well placed for transport links with access to Leeds, Wakefield and beyond via Road, Motorway, Bus links nearby. The M62, M1 and A1 are all within a 10 minute drive from the house. What I like about the property is its peaceful location a fantastic conservatory along with the spacious luxury interior it is a special property. It has been priced to sell and we would advise arranging a viewing sooner rather than later a Bungalows of this size, location and quality do not come to the market very often. The property has been put on the market under valuation as the current owners are wanting a quick sale to ensure their future plans are met and It is my pleasant duty to ensure their aims are met and exceeded.

Situated in a quiet location on the outskirts of Stanley Village this superb two bed detached bungalow has all you need for modern living. Backing on to open countryside at the end of a huge private enclosed garden it really is a rural retreat but with excellent access local amenities.

From the driveway via the side entrance you enter an attractive L Shaped hallway leading to all the rooms. This superb entrance hall has pine flooring and a large attractive built in storage unit with drawers and cuboards. The radiator has a modern wooden cover

The first door you come to is the modern light bright luxury kitchen with a great range of built in appliances. Overlooking the attractive front garden there are a great range of Gloss White Units to wall and floor. Modern induction Hob with overhead Extractor Fan, Built in Neff double oven and microwave Electric Cooker, Fridge Freezer, washing machine and a great integrated dishwasher it really has everything you could ask for. This is a lovely light bright room with a touch of luxury to boot.

The Lounge Diner is a really spacious area dominated by a fabulous feature Brick Fireplace housing a large log burner. It is a superb feature and with the large Upvc Window overlooking the front garden it is a great family space.

Bedroom 1 is situated to the rear of the house and has access to a large conservatory overlooking the large rear garden. It is a large double bedroom with central heating radiator and patio door to the conservatory.

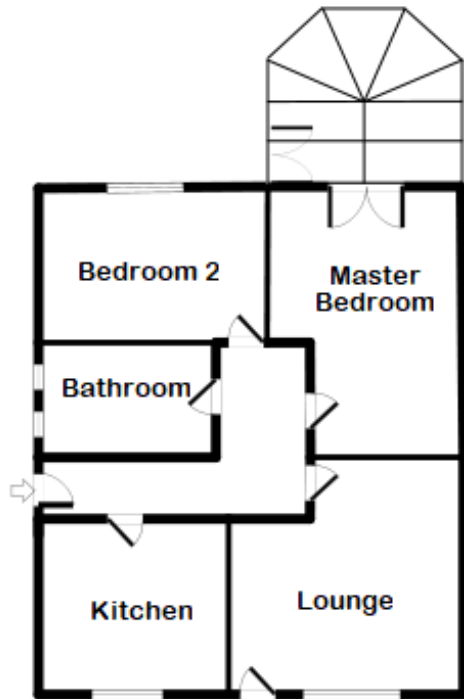
The spacious conservatory overlooks the rear garden and gives access to a wooden patio ideal for sitting and taking in the sun on a nice day It gives plenty of space for relaxing and unwinding as it is both quiet and peaceful.

Bedroom 2 is also situated to the rear of the property and has great views over the rear garden. Central Heating Radiator, Upvc Window

The luxury family bathroom is large and attractive with a three piece white modern suite, consisting of a bath, Wc and Sink along with a large walk in shower. The walls and floor are attractively tiled and there is also a large chrome towel rail / radiator. There are two Upvc windows allowing light to flood in.

To the outside of the property you have plenty of off road parking available, a large attractive well stocked front garden and a gate leads you through to the rear garden with its patio area and steps to the rear garden. The garden is a peaceful haven and has lawn and borders along with your own stocked fishpond. There is also access to open countryside via a rear pathway.

The high quality composite decking with built in lighting with glass balustrade leading to the lawn plus.
an additional benefit is the large external full height storage room underneath the conservatory, the full size of the conservatory. Its a great space for storage.



Moor Road, Stanley, Wakefield, WF3 4EW



Energy performance certificate (EPC)

30, Moor Road
Stanley
WAKEFIELD
WF3 4EW

Energy rating

D

Valid until 13 September 2030

Certificate number

0878-2824-7210-2090-3845

Property type

Detached bungalow

Total floor area

75 square metres

Rules on letting this property

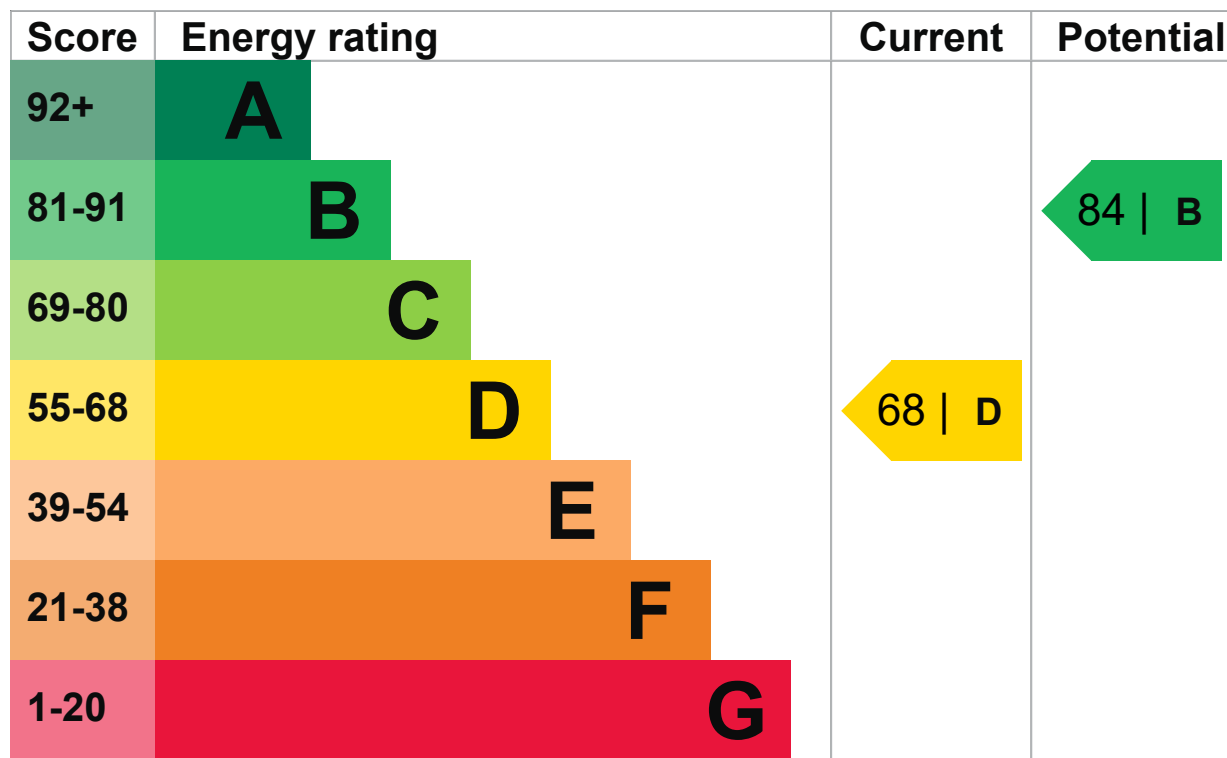
Properties can be rented if they have an energy rating from A to E.

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 the 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 D. It has the potential to be B.

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



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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 90% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 235 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

3.1 tonnes of CO₂

This property's potential production

1.7 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.4 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 D (68) to B (84).

► [What is an energy rating?](#)



Recommendation 1: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£68

Potential rating after carrying out recommendation 1

71 | C

Recommendation 2: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£26

Potential rating after carrying out recommendations 1 and 2

72 | C

Recommendation 3: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£334

Potential rating after carrying out recommendations 1 to 3

84 | B

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£722

Potential saving

£94

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not 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

9374.0 kWh per year

Water heating

2219.0 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Loft insulation

462 kWh per year

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

This EPC was created by a qualified energy assessor.

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

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

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

Assessor contact details

Assessor's name

Carol Line

Telephone

01924 860 782

Email

adrian.line@align-property.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO010172

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

14 September 2020

Date of certificate

14 September 2020

Type of assessment

▶ [RdSAP](#)

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, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.