



Offers in the region of £105,000
Burgage Square, WF1 2SE



 1
Bedroom

 1
Bathroom

Mulberry House
North Entrance

586 Leeds Road, Outwood Wakefield, WF1 2LT |
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01924 609 811



Situated in the City Centre near all local amenities and with terrific transport links via road, rail, bus and motorway this attractive 1 bed apartment offers so much. Modern Kitchen and bathroom, spacious lounge and bedroom plus a balcony to while away the summer evenings. It is well worth a look.

Fancy City Centre Living (Now Everythings Open !!!)

We have a great one bedroom apartment available for sale in the sought after Merchant Gate area of Wakefield.

The apartment is situated in the Mulberry House Block and is modern both inside and out with an attractive fitted kitchen plus a modern bathroom with overhead Shower and Glazed Shower Screen..

It is located in the Merchant Gate urbanisation and has great access to the Westgate Train Station, Wakefield Centre and beyond via Road, Motorway and Bus Links. There is an exceptional array of bars and restaurants available a short walk away (now the covid regulations are lifted !!)

The Ridings and Trinity Walk are a short stroll away.

The Property is situated on the first floor of Mulberry House and it overlooks Merchant gate. From the secure front door you have access to the apartment via lift or stairs.

From the front door you enter the hallway which gives access to the following rooms.

Kitchen Diner / Lounge

This light bright spacious room has the modern fitted kitchen to one end. This comprises of light wood Modern units to both wall and floor offering plenty of storage space with an attractive black worksurface.

The cooker/hob and extractor fan are integrated along with a matching sink unit with mixer tap.

The lounge has patio windows leading out to an attractive balcony with room to sit and watch the world go by.

The Bedroom is spacious and has a modern style window allowing natural light to enter the room

The bathroom has a modern 3 piece suite comprising Bath with overhead shower, Sink and matching Wc. There is also a large full wall birrir above a tiles Splashback over the sink

Overall this offers great City Centre living with great accessibility to all local amenities plus great transport links nearby

To arrange a viewing please call us and we will be happy to show you round this attractive apartment.



Energy performance certificate (EPC)

Apartment 13 Mulberry House Merchant Gate WAKEFIELD WF1 2SE		Energy rating B
Valid until 29 April 2020	Certificate number 8550-6334-7920-9580-3972	

Property type

Mid-floor flat

Total floor area

53 square metres

Rules on letting this property

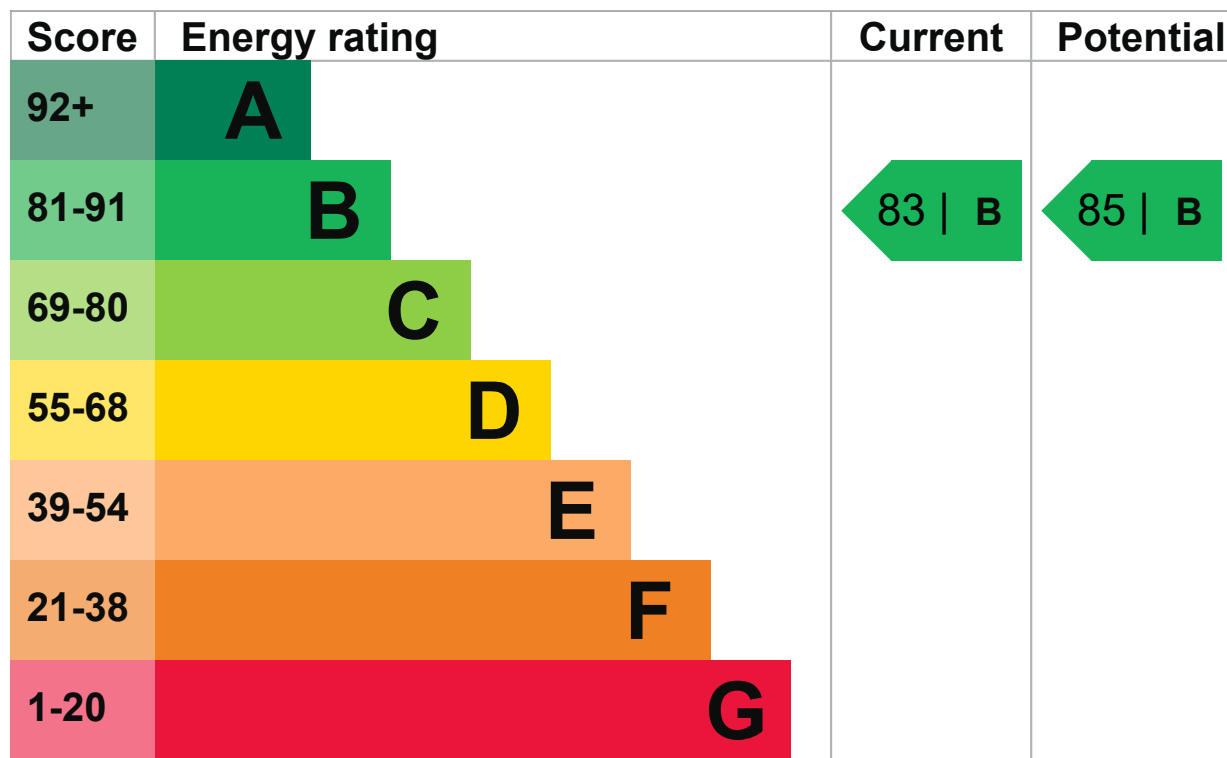
Properties can be rented if they have an energy rating from A to E.

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 B. 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
Walls	Average thermal transmittance 0.32 W/m ² K	Good
Floor	Average thermal transmittance 0.19 W/m ² K	Very good
Windows	Fully double glazed	Good
Main heating	Community scheme, mains gas	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 31% of fixed outlets	Average
Air tightness	Air permeability 4.1 m ³ /h.m ² (as tested)	Good
Roof	(other premises above)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 130 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

1.1 tonnes of CO₂

This property's potential production

1.1 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 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 (83) to B (85).

► [What is an energy rating?](#)



Recommendation 1: Low energy lighting

Low energy lighting

Typical installation cost

Information unavailable

Typical yearly saving

£18

Potential rating after carrying out recommendation 1

85 | 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

£338

Potential saving

£19

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.

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

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

Don Howard

Telephone

01908 442105

Email

info@sava.org.uk

Accreditation scheme contact details

Accreditation scheme

NHER

Assessor ID

NHER003540

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment30 April 2010

Date of certificate30 April 2010

Type of assessment [SAP](#)

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.