



Offers in the region of £149,000
6 St. Johns Square, Wakefield WF1 2QX



1

Bedroom



1

Bathroom

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Set in a conservation area this exceptionally spacious one bed apartment has everything you would need for city living or indeed as an excellent investment to add to your portfolio. Large entrance hall, loads of original features, Spacious lounge with dining/reception room off. Fitted Kitchen and family bathroom along with a larger than average bedroom with storage. On street permit parking and the opportunity to own a slice of Wakefields History.

YOUR FRIENDS WILL BE SO JEALOUS WHEN THEY HEAR WHERE YOU HAVE MOVED TO !! THIS STUNNING APARTMENT IS IN THE SOUGHT AFTER ST JOHNS SQUARE AREA OF WAKEFIELD.

If you are looking for a spacious apartment in a superb location then St. Johns Square is the property for you. Georgian terrace in a conservation area, loads of original features, large rooms and a sense of real grandeur await the lucky purchaser. It would also make a really good investment with great rental figures possible due to its location and great access to Wakefield Centre and other transport links.

This attractive first floor apartment forms part of this exceptionally attractive Georgian building set in the historic St. Johns Square, overlooking the well maintained grassed areas to the rear of the imposing church. The leasehold is owned by the apartment as are the other apartments in the block. They have formed a limited company to take care of any repairs and a small monthly contribution goes into the fund.

The apartment is approximately a 10 minute walk to Wakefield Centre and all its bars and eating establishments . You have easy access to Wakefield Westgate train station which has great links both Local and countrywide. There is also a great bus service nearby, great road and motorway links are easily accessible.

This really attractive and spacious apartment property has been maintained high standard and retains a lot of the original features The accommodation briefly comprises; a large ground floor entrance reception hallway, Lounge with feature Fireplace, two large windows and a really cosy feel. Another reception room leading to a fitted Kitchen, a larger than average bedroom with storage facilities The bathroom has tiled walls, Bath, Shower with Shower Screen sink and Wc all in white.

It is an opportunity to buy a fabulous part of Wakefield's History.

Outside the apartment you overlook St Johns church and the expanse of grasslands around it. On street parking is available.

The apartment is accessed via a spacious original

Entrance hall (5.5m x 1.57m)

With a high ceiling it gives excellent storage space and access to

The Lounge. (4.43m x 4.5m)

Spacious high ceiling two alcoves and a feature fireplace it is a great living space to enjoy.

Dining room / Office (2.4m x 1.5m)

Connecting the lounge to the kitchen this room could be used for a number of things let your imagination run wild.

Kitchen 3.7m x 2.1m

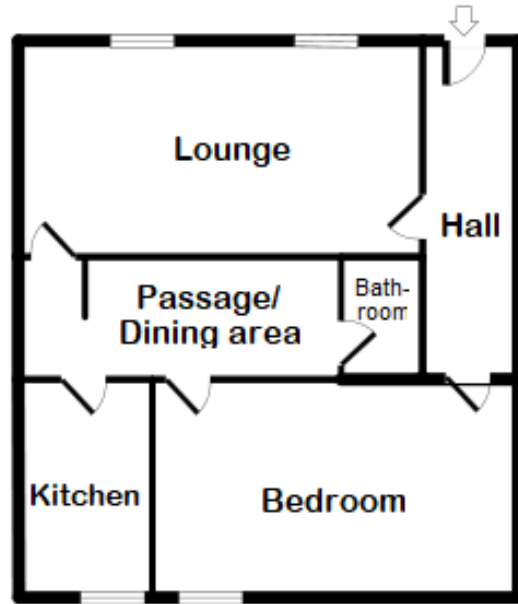
An attractive modern galley style kitchen has good quality units to wall and floor with built in Cooker/Hob/Extractor Fan. Loads of cupboard space and a upvc window allowing light to flood in.

Bedroom 1 (3.8 x 3.4m)

With a upvc window overlooking the rear of the property this spacious bedroom has high ceiling and plenty of space to use for whatever you wanted

Bathroom (1.5m x 1.7m)

This is a compact but modern bathroom with Bath with shower overhead, Wc and Vanity Sink.



Flat 2, 6 St Johns Square, Wakefield, WF1 2QX



Energy performance certificate (EPC)

Flat 2
6 St. Johns Square
WAKEFIELD
WF1 2QX

Energy rating

D

Valid until: **12 February 2025**

Certificate number: **8505-2183-1329-4607-2253**

Property type

Mid-floor flat

Total floor area

68 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
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 17% of fixed outlets	Poor
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 234 kilowatt hours per square metre (kWh/m²).

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 2.8 tonnes of CO₂

This property's potential production 1.4 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 (81).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£197
2. Low energy lighting	£25	£33
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£61

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 £685

Potential saving £292

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 7987 kWh per year

Water heating 1974 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	4269 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	Andrew Taylor
Telephone	07899 998877
Email	epcdirect@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK200560
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	8 February 2015
Date of certificate	13 February 2015
Type of assessment	RdSAP
