



 2
Bedrooms

 3
Bathrooms



This two bedroom, three bathroom end-townhouse is set in an ideal location for small families; first time buyers or Investors looking to expand their portfolio. There are two primary schools and Airedale Academy within walking distance. Plus local shops, and eateries nearby. It is situated along a bus route and with private off-street parking, this property is also ideal for commuters. Fitted Kitchen with integral appliances, Three Bathrooms including an en suite to the main bedroom. Great value for money in a great location.

LOOKING FOR AN AFFORDABLE FAMILY HOME OR WANTING TO ADD TO YOUR RENTAL PORTFOLIO? THIS COULD BE THE PROPERTY YOU HAVE BEEN LOOKING FOR.

£100 ANNUAL GROUND RENT, £115 ANNUAL INSURANCE

Redecorated recently and ready to move into, this spacious two bedroom end-town house is in an ideal location for first time buyers or families; with two primary schools and Airedale Academy within walking distance. It has access to local shops and amenities all within a close proximity. Situated along a bus route and with private off-street parking, this property is also ideal for commuters. There is some work needed to upgrade the kitchen which has been taken into account in the pricing of the property.

The property briefly comprises: Kitchen/Dining area, downstairs WC room, Lounge, Master Bedroom with en-suite and shower, storage cupboard, single Bedroom and Family Bathroom. Outside; designated off-street parking to the front with generous shared yard area to the rear.

From the entrance you enter a hallway, housing access to the ground floor rooms and a useful

Downstairs Bathroom (1.39m x 0.90m)

The room comprises of a matching white WC and Sink Unit.

Kitchen / Dining Room (4.1m x 2.7m)

The kitchen is in need of some upgrading but consists of wood units to wall and floor, housing integral cooker and hob plus fridge freezer.

Lounge (4.1m x 2.7m)

Overlooking the rear of the property, this spacious lounge area has a radiator and Upvc Window.

Landing Area

The landing area is spacious and gives access to both bedrooms and also the Family Bathroom. There is also a useful storage Cupboard (0.8m x 0.7m)

Bedroom 1 (3.4m x 3.2m Max)

Good size bedroom with Radiator and Upvc window overlooking the Rear Garden Area it also has access to a good size.

Bedroom 2 (3.1m x 2.7m Max)

The bedroom overlooks the front of the property via a Upvc Window and also has a radiator fitted.

En Suite (2.5m x 1.4m)

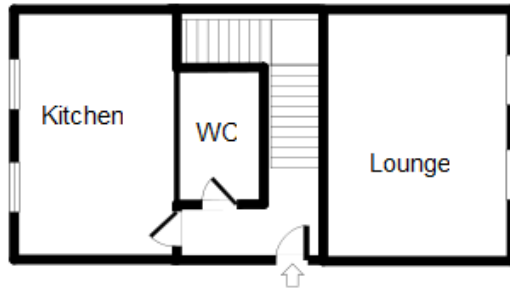
Really nice and spacious En-suite with Wc, Sink, Walk in Shower and Chrome Radiator/Towel Rail.

Family Bathroom (2.7m x 1.8m Max)

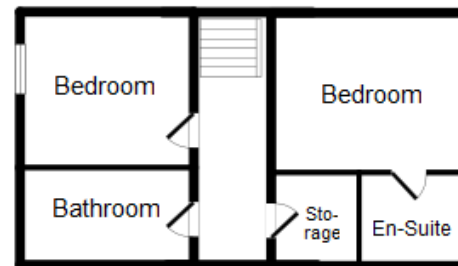
Decent size and features Bath, Wc and Sink unit plus radiator.

To the outside you have, at the front, a parking space and to the rear a communal garden.

Ground floor



First floor



Elizabeth Drive, Castleford, WF10 3RW

Energy performance certificate (EPC)

96, Elizabeth Drive
CASTLEFORD
WF10 3RW

Energy rating

C

Valid until: **13 September 2028**

Certificate number: **0565-2807-7310-9398-0051**

Property type

End-terrace 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 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 C. 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		90 B
69-80	C	76 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.

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 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
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 162 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 2.0 tonnes of CO₂

This property's potential production 0.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ 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 C (76) to B (90).

Recommendation	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£27
2. Solar water heating	£4,000 - £6,000	£27
3. Solar photovoltaic panels	£5,000 - £8,000	£300

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	£492
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Potential saving	£54
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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	5252 kWh per year
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Water heating	1875 kWh per year
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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	Idrees Qureshi
Telephone	0203 397 8220
Email	help@epconline.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID205189
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	13 September 2018
Date of certificate	14 September 2018
Type of assessment	RdSAP
