



 **3**
Bedrooms

 **1**
Bathroom



Looking for a well priced property and ready for some DIY then Jubilee Crescent is the property your looking for. A bit of work love and attention and you will have a superb three bedroom Semi Detached in the Middle of Outwood with its great transport links, amenities and schools..
It is a chance to purchase a potentially great family home for living in or as a superb rental opportunity. The asking price has taken into account the work required to get it back to its former glory. Gardens to front and rear and a garage.

Great Value Three Bed Semi Detached Family Home in need of some love and care to bring it up to it's former glory. It would make a fine family home or indeed a great addition to your rental portfolio if you were a landlord.

Situated just off Bolus Lane in the middle of Outwood This three bed semi detached property has much to offer. You have a blank canvas to add value to the house and the asking price reflects the work needed. Double glazed and with full gas central heating it is a light and bright property with loads of potential.

The house has a long drive leading to a garage giving ample off road parking. From the front door you enter a

Entrance hall which leads to the through lounge / diner (6.3m x 3.8m)

with a feature fireplace upvc double glazed window, central heating radiator

Breakfast bar connects the lounge to a

Kitchen (2.23x 3m)

Needs a new kitchen fitting however it has a range cooker already fitted It has a range of old units to wall and floor but with a bit of thought, planning and money it could be a great space.

Beyond the kitchen and lounge is an attached

Lean To / Utility Room (4.8m x 2.5m)

constructed with bricks and a metal roof. Currently being used as a utility room. Overlooking the rear garden it could be adapted to a great garden room.

Stairs lead to the first floor Landing

Bedroom 1 (2.8m x 3.3m)

Good size light bright double bedroom Overlooks the front of the property Double glazed Upvc windows and central heating radiator

Bedroom 2 (3m x 2.8m) max

Overlooks the rear garden and is a good double bedroom with upvc window and central heating radiator

Bedroom 3 (2.3m x 1.6m)

Overlooks the front and is a decent size single bedroom. Upvc Double Glazing and Central Heating Radiator

To the front of the property is a large front garden and a long drive leading to the rear of the house where there is a Garage.

The rear garden is currently a mess but with a bit of work and planning could be a private quiet haven for you and your family.



Energy performance certificate (EPC)

3, Jubilee Crescent WAKEFIELD WF1 3DS	Energy rating D	Valid until: 16 December 2028 Certificate number: 8796-4936-9129-8897-0283
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Property type

Semi-detached house

Total floor area

63 square metres

Rules on letting this property

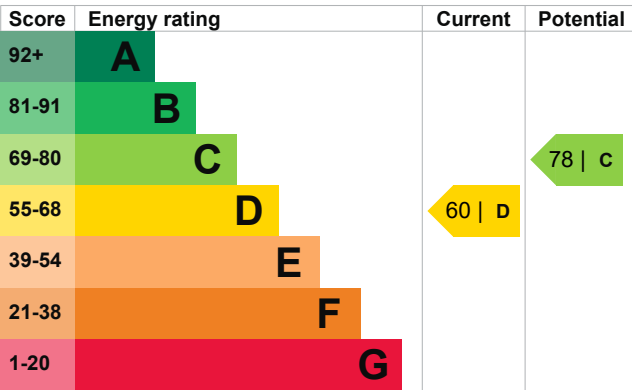
Properties can be rented if they have an energy rating from A to E.

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 C.

[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.

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, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 27% of fixed outlets	Average
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 322 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
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This property produces	3.6 tonnes of CO2
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This property’s potential production	2.1 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property’s CO2 emissions by 1.5 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 (60) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£35
2. Low energy lighting	£40	£29
3. Heating controls (TRVs)	£350 - £450	£25
4. Solar water heating	£4,000 - £6,000	£29
5. Solar photovoltaic panels	£5,000 - £8,000	£273

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	£790
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Potential saving	£118
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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	10903 kWh per year
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Water heating	1900 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	2722 kWh per year
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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	Steven McBean
Telephone	08450945192
Email	epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK300011
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	17 December 2018
Date of certificate	17 December 2018
Type of assessment	RdSAP
