

Energy Performance Certificate



23, Pentland Avenue, KNOTTINGLEY, WF11 8EL

Dwelling type: Semi-detached house
Date of assessment: 11 February 2015
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Reference number: 8225-6922-4660-8519-0992
Type of assessment: RdSAP, existing dwelling
Total floor area: 103 m²

Use this document to:

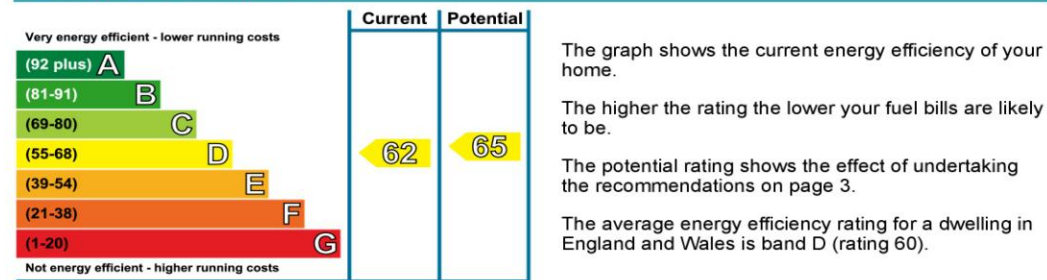
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,252
Over 3 years you could save	£ 291

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 186 over 3 years	
Heating	£ 2,661 over 3 years	£ 2,553 over 3 years	
Hot Water	£ 327 over 3 years	£ 222 over 3 years	
Totals	£ 3,252	£ 2,961	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 123	
2 Low energy lighting for all fixed outlets	£25	£ 66	
3 Solar water heating	£4,000 - £6,000	£ 105	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

In all our property sales brochures there is a 6" measurement tolerance. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets.

Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Homes and Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



Wakefield
01924 291294

Pontefract
01977 798844

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01924 260022

Ossett
01924 266555

Normanton
01924 899870



23 Pentland Avenue, Knottingley, WF11 8EL

For Sale Freehold £137,950

Richard Kendall Estate Agent are pleased to offer for sale with no upward chain involved this superb semi detached family home, boasting a large block paved driveway secured via an electric remote controlled gate. The driveway leads to a detached garage with power, light and the endosed private rear garden. The property also benefits from gas central heating operated with a remote, and solar panels (100% owned) generating approximately £1600 per annum.

The generous accommodation comprises an entrance porch opening onto a reception hall, large lounge with feature triangular bay window and imposing fireplace, separate dining room, which is open plan to the kitchen. The first floor landing has doors leading off to three good size bedrooms, a large walk in store room, bathroom and separate w.c.

This is a superb property on which an internal viewing is strongly recommended.

OPEN 7 DAYS A WEEK





ACCOMMODATION ENTRANCE PORCH

A brick built entrance porch with a glazed door and window opening into the reception hall. UPVC double glazed windows on a dual aspect and UPVC double glazed entrance door with stained and leaded feature windows. Built in cloak cupboard, seating and storage, coving to the ceiling. Central heating radiator.

RECEPTION HALL

Doors leading off to the lounge and kitchen. Staircase to the first floor landing with a useful understairs storage cupboard, coving to the ceiling and central plaster ceiling rose. Central heating radiator.

LOUNGE

16' 11" x 16' 1" (5.18m x 4.92m) x 5.18m max into bay

A large walk in UPVC double glazed bay window to the front and further UPVC double glazed window to the side, deep decorative plaster coving, central ceiling rose and an imposing dark wood firesurround with tiled hearth and interior housing flame effect gas fire. Two central heating radiators.



DINING ROOM

9' 4" x 9' 4" (2.87m x 2.85m)

Open plan to the kitchen. UPVC double glazed windows on a dual aspect, coving to the ceiling, central ceiling rose. Central heating radiator.

KITCHEN

9' 4" x 14' 0" max (2.86m x 4.29m)

UPVC double glazed stable style door and two UPVC double glazed windows overlooking the rear garden. The kitchen has a range of oak fronted base and wall height units, high gloss laminated roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap and plumbing for automatic washing machine, gas cooker point. Complementary part tiling to the splash back areas, coving to the ceiling.

FIRST FLOOR LANDING

A large pull down loft hatch with folding wooden ladder leading to the fully boarded loft with two double glazed Velux style windows (an ideal space for conversion subject to the necessary permissions). A large walk in storage cupboard, doors lead off to three bedrooms and bathroom/w.c. There are 'tilt and turn' windows to the upstairs accommodation.

BEDROOM ONE

12' 5" x 13' 3" max (3.80m x 4.04m)

UPVC double glazed windows on a dual aspect, fitted bedroom suite and two central heating radiators.



BEDROOM TWO

9' 4" x 13' 2" (2.87m x 4.02m)

UPVC double glazed windows on a dual aspect, central heating radiator.

BEDROOM THREE

10' 4" x 6' 11" max (3.17m x 2.11m)

UPVC double glazed window to the front, large built in storage cupboard and central heating radiator.

BATHROOM

Two UPVC double glazed windows and is fitted with a suite comprising porcelain pedestal wash basin with chrome taps and a cast iron rectangular panelled bath with electric shower and shower screen above. Fully tiled walls. Central heating radiator.



W.C.

W.c., UPVC double glazed window and fully tiled walls.

OUTSIDE

The property has a large block paved driveway and hard standing area accessed via a large electrically operated metal gate. The driveway leads to the detached garage with power, light, up and over door. There is a large and very private rear garden, which is paved and presented for ease of maintenance with established fruit trees, shrubs and planting.



EPC RATING

To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk

LAYOUT PLANS

These floor plans are available to view on

www.richardkendall.co.uk

VIEWINGS

To view please contact our Pontefract office on 01977 798844 and they will be pleased to arrange a suitable appointment.

DIRECTIONAL NOTES

Leave Pontefract in the direction of Knottingley along A645 Knottingley Road. Continue passing under the M62 and over the A1 motorway, continue to the traffic lights and straight ahead onto Hill Top. Take the first right hand turning onto Malvern Road, continue down to the T Junction turning right onto Pentland Avenue where the property can be found identified by our for sale board.