



 2
Bedrooms

 1
Bathroom



Trinity Sales are pleased to bring to the market an attractive and spacious 2 bedroom ground floor apartment located in the popular village of Flockton, Wakefield, West Yorkshire. Two good size bedrooms the master with a range of wardrobes available, Attractive modern fitted kitchen with cooker, hob and extractor fan, Family bathroom with suite comprising bath with overhead shower, Shower Screen, Sink and Wc.

The apartment is available with no upward chain and vacant possession on a 50% shared ownership. There is the option to purchase the remaining 50% of the apartment. Buying a 50% share of this property would only cost you £58000 but the remaining shares are available to purchase up to 100% from completion of initial purchase . The higher the shares you own the lower your rent will be until you own 100%, when there will be no rent to pay.

The Currently Monthly rent is £293

Trinity Sales are pleased to bring to the market an attractive 2 bedroom ground floor apartment located in the popular village of Flockton, Wakefield, West Yorkshire. Available with no upward chain on a 50% shared ownership.

The spacious apartment comprises of an entrance hall with access to the lounge, 2 good size bedrooms and family bathroom. There is access to the kitchen from the lounge.

There are double glazed windows throughout, storage heating and electric wall mounted heaters, an intercom entry system. There is 1 allocated car parking space with additional shared visitors parking.

Located within the local school catchment area, close to public transport and all local amenities.

There is the option to purchase the remaining 50% of the apartment.

This property would suit a first time buyer, a professional couple/single or an ideal rental investment.

The Entrance Hall

On entering the apartment you find yourself in the entrance hall which has access to both bedrooms, the lounge and house bathroom. With laminate flooring.

Lounge / Kitchen 15'9" x 10'3"

The lounge is a good sized room with double aspect windows. There is access to the kitchen from the lounge. With laminate flooring, storage heating, and a TV aerial point. The modern fitted kitchen has integrated cooker/hob and extractor fan. There are a range of attractive fitted units to wall and floor and a side window which allows a deal of light into the room.

Bedroom One 10'4" x 10'3"

The first bedroom is a double bedroom which benefits from having fitted wardrobes. With laminate flooring and a wall mounted electric heater.

Bedroom Two 9'4" x 6'9"

The second bedroom is a single room with laminate flooring and an electric wall mounted heater.

Bathroom 7'7" x 5'7"

The house bathroom comes with a three piece bathroom suite including a shower over the bath, a hand basin and W.C. Plus a ceramic tiled floor.

Outside

There is a car park at the side of the property with 1 space allocated to the apartment and additional shared visitor parking.

Lease Information

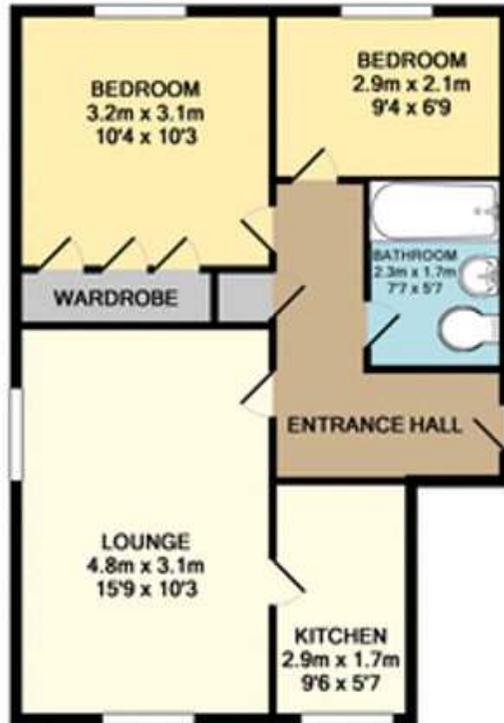
There is 83 Years remaining on the lease.

Maintenance Charge is currently £83 per month

Shared Ownership

Buying a 50% share of this property would only cost you approximately £58000 but the remaining shares are available to purchase up to 100% from completion of initial purchase . The higher the shares you own the lower your rent will be until you own 100%, when there will be no rent to pay.

Currently Monthly rent is £293



TOTAL APPROX. FLOOR AREA 48.4 SQ.M. (521 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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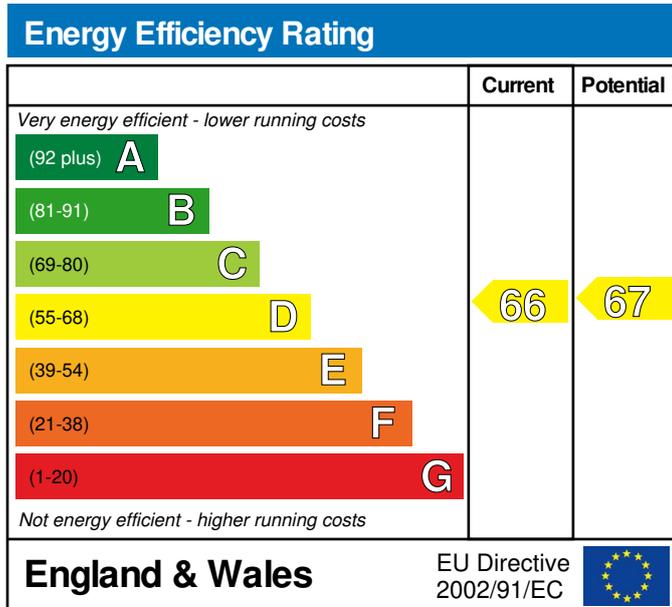
Energy Performance Certificate



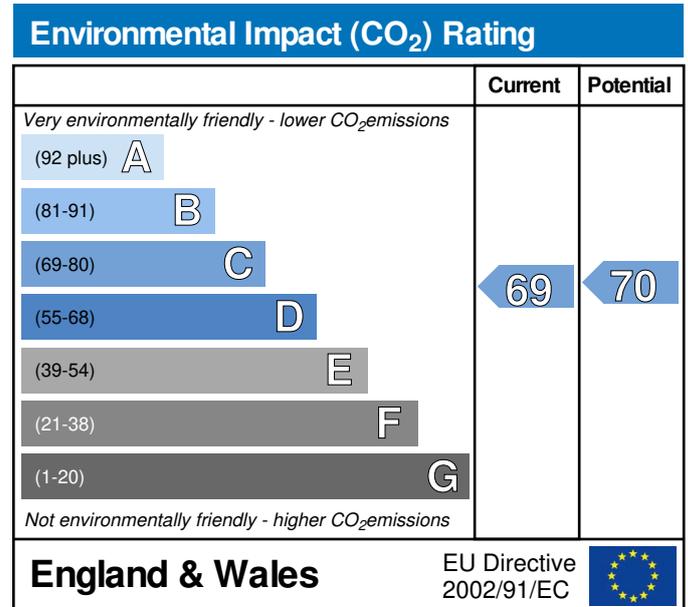
4, Manordale Close
Flockton
WAKEFIELD
WF4 4SX

Dwelling type: Ground-floor flat
Date of assessment: 10 February 2012
Date of certificate: 10 February 2012
Reference number: 9308-5010-6262-9552-5900
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	261 kWh/m ² per year	253 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£60 per year	£30 per year
Heating	£268 per year	£281 per year
Hot water	£191 per year	£191 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/004087
Assessor's name: Mr. David John Savage
Company name/trading name: Richard Kendall Estate Agent
Address: 66 Northgate Wakefield West Yorkshire WF1 3AP
Phone number: 01924 291294
Fax number: 01924 368034
E-mail address: dsavage@richardkendall.co.uk
Related party disclosure: Employed by the professional dealing with the property transaction

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the preceding page. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the buildings overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use standard occupancy assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.



Click www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy Efficiency	Environmental Impact
1 Low energy lighting for all fixed outlets	£25	£17	D 67	C 70
Total		£17		

Potential energy efficiency rating **D 67**

Potential environmental impact (CO₂) rating **C 70**

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts. The indicative costs are representative for most properties but may not apply in a particular case.

2 Change heating to gas condensing boiler	£3,000 - £7,000	£151	C 77	B 81
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Enhanced energy efficiency rating **C 77**

Enhanced environmental impact (CO₂) rating **B 81**

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	Solid, insulated (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆	★☆☆☆☆
Main heating controls	Programmer and appliance thermostats	★★★★☆	★★★★☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★☆☆☆☆
Lighting	No low energy lighting	★☆☆☆☆	★☆☆☆☆
Current energy efficiency rating		D 66	
Current environmental impact (CO₂) rating		C 69	

Low and zero carbon energy sources

None

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of the cost effective measures below may be installed as DIY projects which will reduce the cost. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Low energy light bulbs last up to 12 times longer than ordinary ones and reduce lighting costs.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

2 Gas condensing boiler

A mains gas boiler that provides both space and water heating will save money, as mains gas is currently cheaper than the fuel being used at present. A condensing boiler is more efficient than other types of boiler, burning less fuel to heat the property. Building Regulations apply to this work.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.