Trinity

£550 pcm

Maybush Road Agbrigg WF1 5BA

2 Bedrooms

1 Bathroom

586 Leeds Road, Outwood Wakefield, WF1 2LT |
info@trinitysandl.com

01924 609 811

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Maybush Road Agbrigg WF1 5BA

Recently Redecorated and carpeted, Two Bed townhouse, Off Street Parking, Enclosed Rear Garden. Fitted Kitchen and Bathroom
The property offers you the chance to move in on completion day with little to do. All rooms have been decorated and recarpeted recently and it offers a good Family Home

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Situated at the head of a quiet cul de sac in the popular Agbrigg area of Wakefield this recently refurbished and recarpeted town house offers great family accommodation in a quiet location with great transport links to Wakefield and beyond via Road, Bus, Rail and motorway links nearby.

The property consists of the following

From the part glazed Upvc door you enter the spacious entrance hall 1.96m x 3.0m max

Part Glazed Upvc Door, New Carpet and decorations plus Central Heating radiator. Gives access to the

Family Kitchen 2.23m x 1.72

This compact but eminantly useable kitchen has a range of attractive light wood units to wall and floor offering plenty of cupboard space. There is a Gas cooker / hob and a connetion point for both washer and fridge.

The Lounge 5.0m x 3.61m

This is a light bright and spacious room with patio doors leading out into the enclosed rear garden.

It has an attractive pine fireplace with a marble style hearth, a large understairs storage cupboard and central heating radiator. There is also an attractive part glazed door to the hall

The stairs lead to a first floor landing 1.8m x 2.6m max

Family Bathroom 1.8m x 1.6m

Compact but well designed and fitted the bathroom is virtually fully tiled and has a modern three piece suite consisting of Wc, Vanity Sink and bath with wall mounted electric shower. There is also a stainless steel towel rail / radiator

Bedroom 1 3.5m x 2.5m narrowing to 1.62m

Overlooking the front of the property this is a bright and airy room. It has a useful storace cupboard central heating radiator and a good size Upvc

window.

Bedroom 2 : 3.6m x 2.6m

You could probably class this as the master bedroom it overlooks the rear garden via a good size Upvc window. It has a walk in style wardrobe, a central heating radiator and is really light and airy room which is a feature of most rooms in the house.

To the front of the property is off road parking and a useful storage room which currently housed the boiler.

To the rear is a good size enclosed rear garden which offers a peaceful area to sit out and enjoy.

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The Property Ombudsman

UKALA The UK Association of Letting Agents

NLA National Landlords Association

naea propertymark PROTECTED

arla propertymark PROTECTED

Energy Performance Certificate

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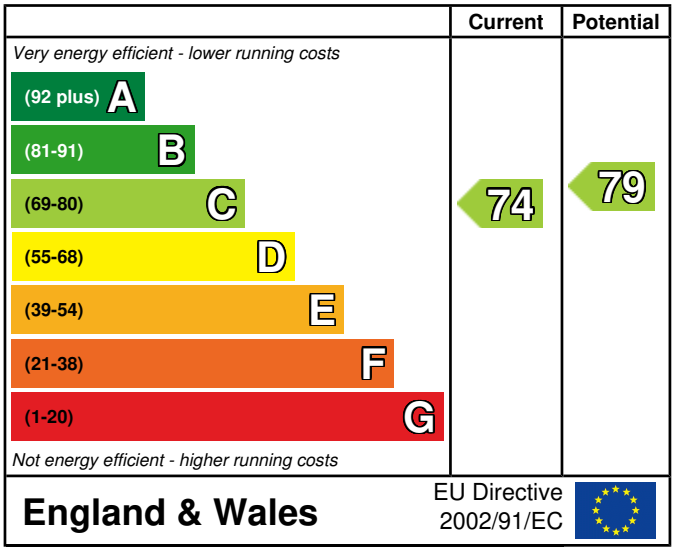
45, Maybush Road
WAKEFIELD
WF1 5BA

Dwelling type:	Mid-terrace house
Date of assessment:	13 May 2010
Date of certificate:	13 May 2010
Reference number:	9178-1092-6235-7050-9980
Type of assessment:	RdSAP, existing dwelling
Total floor area:	56m²

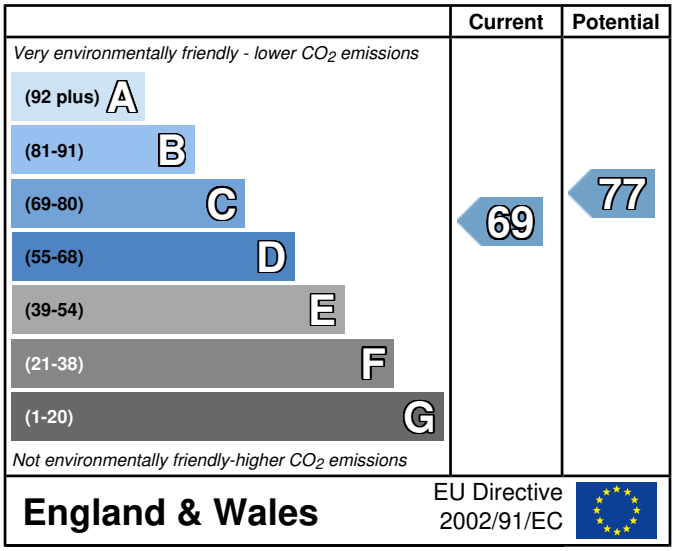
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



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.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	248 kWh/m² per year	190 kWh/m² per year
Carbon dioxide emissions	2.3 tonnes per year	1.8 tonnes per year
Lighting	£32 per year	£32 per year
Heating	£330 per year	£284 per year
Hot water	£132 per year	£94 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.

To see how this home can achieve its potential rating please see the recommended measures.

energy saving recommended
Certification mark

Remember to look for the energy saving 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 Quidos, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 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:	QUID200522
Assessor's name:	Daniel Cooper
Company name/trading name:	Daniel Cooper
Address:	97 Station Road, Ryhill, Wakefield, West Yorkshire WF4 2BZ
Phone number:	07917134676
Fax number:	
E-mail address:	cooper.athome@btinternet.com
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 as above. You can get contact details of the accreditation scheme from their website at www.quidos.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 building's 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 46).

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.

Visit the Department for Communities and Local Government website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
- Learn more about energy efficiency and reducing energy consumption

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

Recommended measures to improve this home's energy performance

45, Maybush Road
WAKEFIELD
WF1 5BA

Date of certificate: 13 May 2010
Reference number: 9178-1092-6235-7050-9980

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 against the following scale: Very poor / Poor / Average / Good / Very good. 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, filled cavity	Good	Good
Roof	Pitched, 250 mm loft insulation	Good	Good
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating control	Programmer, room thermostat and TRVs	Good	Good
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	Average	Good
Lighting	Low energy lighting in 90% of fixed outlets	Very good	Very good
Current energy efficiency rating		C 74	
Current environmental impact (CO_2) rating			C 69

Low and zero carbon energy sources

None

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.

Higher cost measures (over 500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Replace boiler with new condensing boiler	84	C 79	C 77
Total	84		
Potential energy efficiency rating		C 79	
Potential environmental impact (CO_2) rating			C 77

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.

2 Solar water heating	£21	C 80	C 79
3 Solar photovoltaic panels, 2.5 kWp	£121	A 94	B 91
Enhanced energy efficiency rating		A 94	
Enhanced environmental impact (CO_2) rating			B 91

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 (CO_2) emissions.

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 (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

Higher cost measures (typically over £500 each)

1 New condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme[1], and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

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 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

3 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme[1], and can therefore self-certify the work for Building Regulation compliance. The assessment does not include the effect of any feed-in tariff, which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels.

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 CO_2 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.

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.

[1] For information on approved competent persons schemes enter 'existing competent person schemes' into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.