



 2
Bedrooms

 1
Bathroom



**This Brand New First Floor Apartment in Historic landmark conversion, enclosed community overlooking central green and with onsite parking.
Two Double Bedrooms, Modern fitted Kitchen, Light Bright, High Ceilings. Superb Property Superb Location.**

BRAND NEW DEVELOPMENT - EARLY VIEWING ESSENTIAL!

Fantastic brand new spacious two bed apartment in the New Woodland Village complex.

This first floor apartment sits within the new Henshall Apartments complex which was formerly the Manygates Maternity Hospital Site. The buildings have bags of character, high ceilings, Large windows and are kitted out to a high standard with modern kitchen, bathrooms. Electric Central heating panels and Upvc windows throughout. There are great views from the windows over the garden lawns which cover a large area.

Conveniently situated on the edge of Wakefield city centre, this property is perfect for a single professional/couple looking to take advantage of the fantastic transport links and local amenities.

There is parking available to residents and a great open space to the front of the block offers a peaceful and relaxing haven to wander around.

From the entrance you enter the Spacious Lounge / Kitchen with large windows allowing light to flood in.

The modern fitted kitchen is superb and has electric Cooker / Hob and stainless steel cooker hood fitted. Plenty of storage space in the quality wall and floor units plus a stainless steel sink,drainer and mixer taps. There is attractive laminate flooring at the kitchen end.

The bathroom is both modern and attractive with bath and overhead shower, Shower screen, sink , Wc. It is an attractive good size room.

The two double bedroom have large Upvc window's and radiator light bright and airy plus great views over the gardens and parkland to the front of the apartment.



Energy Performance Certificate



11 Henshall, Woodlands Village, WAKEFIELD, WF1 5FF

Dwelling type: Top-floor flat
Date of assessment: 12 March 2020
Date of certificate: 12 March 2020
Reference number: 8401-8626-5932-7297-1703
Type of assessment: SAP, new dwelling
Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

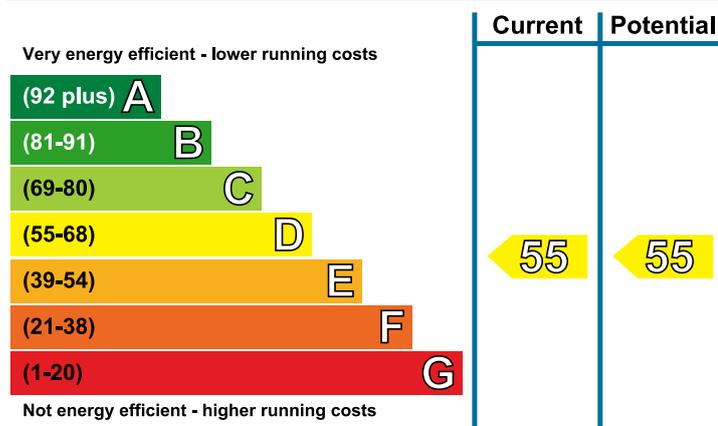
£ 3,504

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 183 over 3 years | £ 183 over 3 years | Not applicable |
| Heating | £ 2,406 over 3 years | £ 2,406 over 3 years | |
| Hot Water | £ 915 over 3 years | £ 915 over 3 years | |
| Totals | £ 3,504 | £ 3,504 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

| Element | Description | Energy Efficiency |
|-----------------------|-------------------------------------------------------|-------------------|
| Walls | Average thermal transmittance 0.29 W/m ² K | ★★★★★ |
| Roof | Average thermal transmittance 0.11 W/m ² K | ★★★★★ |
| Floor | (other premises below) | — |
| Windows | High performance glazing | ★★★★★ |
| Main heating | Room heaters, electric | — |
| Main heating controls | Programmer and room thermostat | ★★★★☆ |
| Secondary heating | None | — |
| Hot water | Electric immersion, standard tariff | — |
| Lighting | Low energy lighting in 88% of fixed outlets | ★★★★★ |
| Air tightness | (not tested) | — |

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Current primary energy use per square metre of floor area: 296 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

| | |
|------------------------------|-------|
| Space heating (kWh per year) | 4,388 |
| Water heating (kWh per year) | 1,670 |

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: EES/008087
Assessor's name: Nicky Bowen
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Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.3 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

