



# CASTLE DWELLINGS

BECAUSE YOUR HOME IS YOUR CASTLE

£90,000

RESIDENTIAL SALES



Orchard Head Drive, Pontefract,

Are you looking for a **EXTENDED THREE BEDROOM** property? This well proportioned property can be adapted to suit all tastes. With **SPACIOUS LIVING** throughout. Occupying a prime position close to local amenities. The property offers good sized accommodation and benefits of front and rear gardens. **EARLY VIEWING IS ADVISED!**



- Lounge
- Kitchen with Breakfast Bar
- Dining Room
- Three First Floor Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Driveway
- Solar Panels

Call **01977 285111** or **01138 800600** to view this property. For more details visit [www.castledwellings.co.uk](http://www.castledwellings.co.uk)

Opening Hours  
Mon - Fri 9am to 5pm  
Sat 10am to 2pm

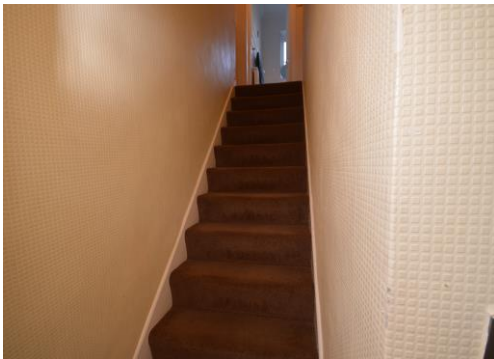
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### Entrance Lobby

With laminated floor and gas central heated radiator.



### Lounge 14' 9" x 11' 5 (4.50m max x 3.49m max)

With picture window, coved ceiling, feature electric fire, radiator, television and telephone points.



### Dining Room 20' 11" x 6' 6 (6.38m max x 1.99m max)

With laminated flooring, picture window, french doors to the rear garden and radiator.



### Kitchen 7' 9" x 17' 10 (2.37m max x 5.44m max)

With single sink drainer and mixer tap, work surfaces with fitted units, drawers and cupboards, built in

oven with extractor hood and integral electric hob, breakfast bar, understairs pantry, plumbing for dish washer and washing machine and radiator.



### Bedroom 1 14' 9" x 9' 0 (4.50m max x 2.75m max)

Double bedroom facing to the front of the property with built in cupboards, laminated flooring, window and radiator.

### Bedroom 2 19' 7" x 6' 8 (5.97m max x 2.02m max)

With laminated flooring and two windows.



### Bedroom 3 11' 3" x 10' 3 (3.42m max x 3.13m max)

Double bedroom facing to the rear of the property with airing cupboard, laminated flooring, window and radiator.



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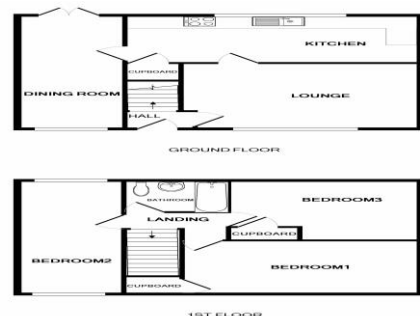


### Family Bathroom 6' 6" x 5' 5 (1.97m max x 1.65m max)

Fully tiled surround with low flush toilet, wash hand basin, panelled bath with shower over, radiator and frosted UPVC window.



### Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the property are not guaranteed. This plan is for guidance only and should not be used as a basis for any legal proceedings. The plan is not to scale and should not be used as a basis for any legal proceedings. Made with SketchUp 2017.1.0

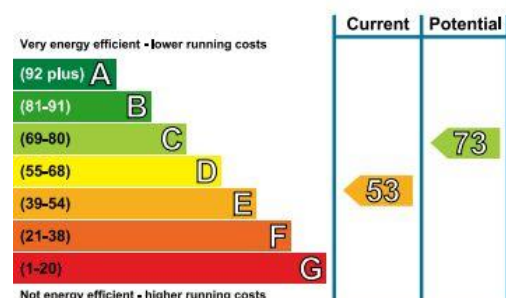
### External

To the front there is off street parking for one vehicle, gated access, rockery with flower and shrub beds.



### EPC

### Energy Efficiency Rating



### To the rear

Enclosed rear garden with paved patio and lawned area, single shed with views overlooking fields.

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**Important notice**

- 1. We have not been able to test the equipment or any appliances at this property and recommend that prospective purchasers arrange for a qualified person to check the appliance(s) before entering into any commitment.
- 2. All fixtures and fittings are expressly excluded from the sale unless specifically mentioned otherwise.
- 3. Prospective purchasers should discuss any personal issues/expectations that they may have in relation to a new property with the agent in order to avoid arranging unsuitable viewings.



# Energy Performance Certificate



Reference number: 2288-2938-6230-6897-6900  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 68 m<sup>2</sup>

## 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

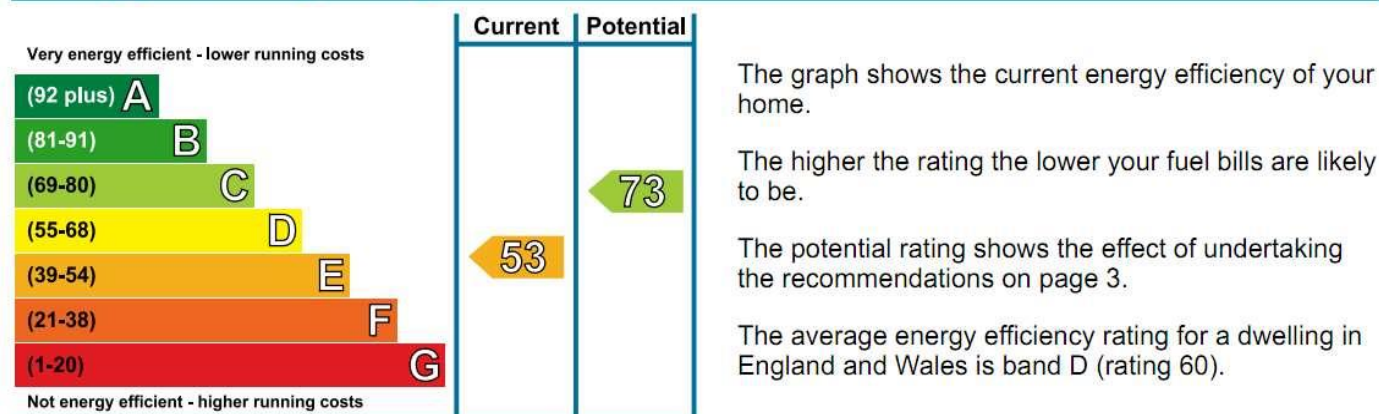
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,780</b>
<b>Over 3 years you could save</b>	<b>£ 1,464</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 123 over 3 years	
Heating	£ 3,027 over 3 years	£ 1,821 over 3 years	
Hot Water	£ 567 over 3 years	£ 372 over 3 years	
<b>Totals</b>	<b>£ 3,780</b>	<b>£ 2,316</b>	

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 Increase loft insulation to 270 mm	£100 - £350	£ 168	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 723	✓
3 Floor insulation	£800 - £1,200	£ 240	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.