

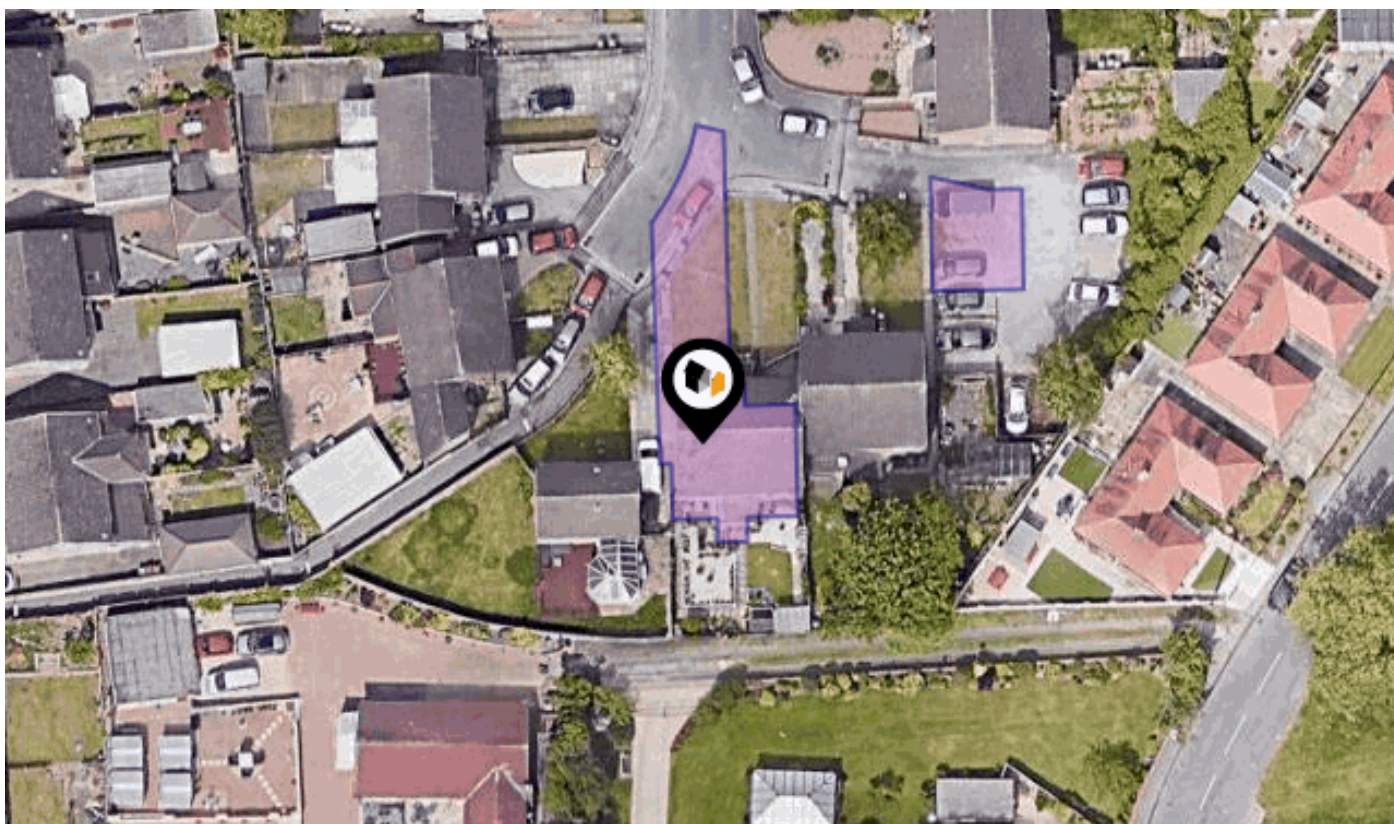


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th February 2025



WORDSWORTH GROVE, STANLEY, WAKEFIELD, WF3

Martin & Co

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<https://www.martinco.com/estate-agents-and-letting-agents/branch/wakefield>





Property

| | | | |
|-------------------------|---|------------------------|------------------------------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 1 | Start Date: | 03/11/1983 |
| Floor Area: | 452 ft ² / 42 m ² | End Date: | 01/01/2082 |
| Plot Area: | 0.07 acres | Lease Term: | 99 years from 1 January 1983 |
| Year Built : | 1967-1975 | Term Remaining: | 56 years |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,387 | | |
| Title Number: | WYK301988 | | |

Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Wakefield |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 9 mb/s | 36 mb/s | 1000 mb/s |
| | | |

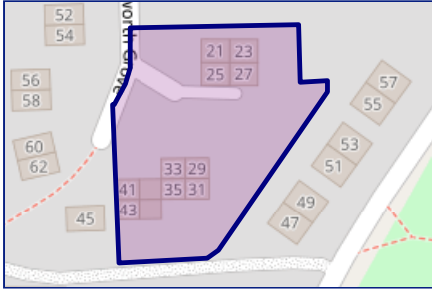
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

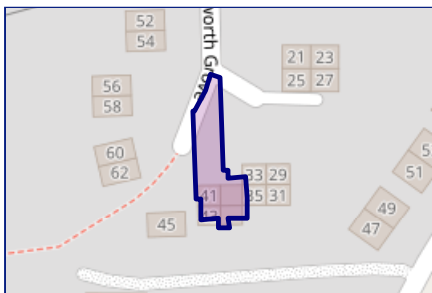


Freehold Title Plan



WYK507356

Leasehold Title Plan



WYK301988

Start Date: 03/11/1983
End Date: 01/01/2082
Lease Term: 99 years from 1 January 1983
Term Remaining: 56 years

Wordsworth Grove, Stanley, WF3

Energy rating

D

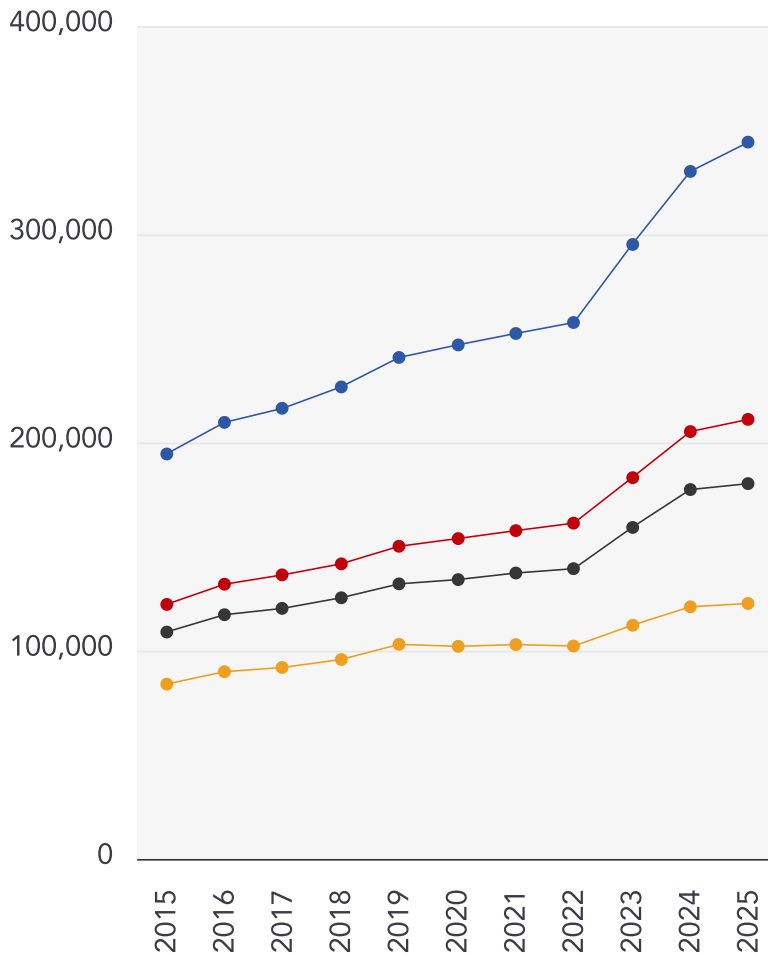
Valid until 28.09.2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | ECO assessment |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Floor Level: | Ground |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | (another dwelling above) |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Room thermostat only |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | No low energy lighting |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 42 m ² |

10 Year History of Average House Prices by Property Type in WF3



Detached

+77.01%

Semi-Detached

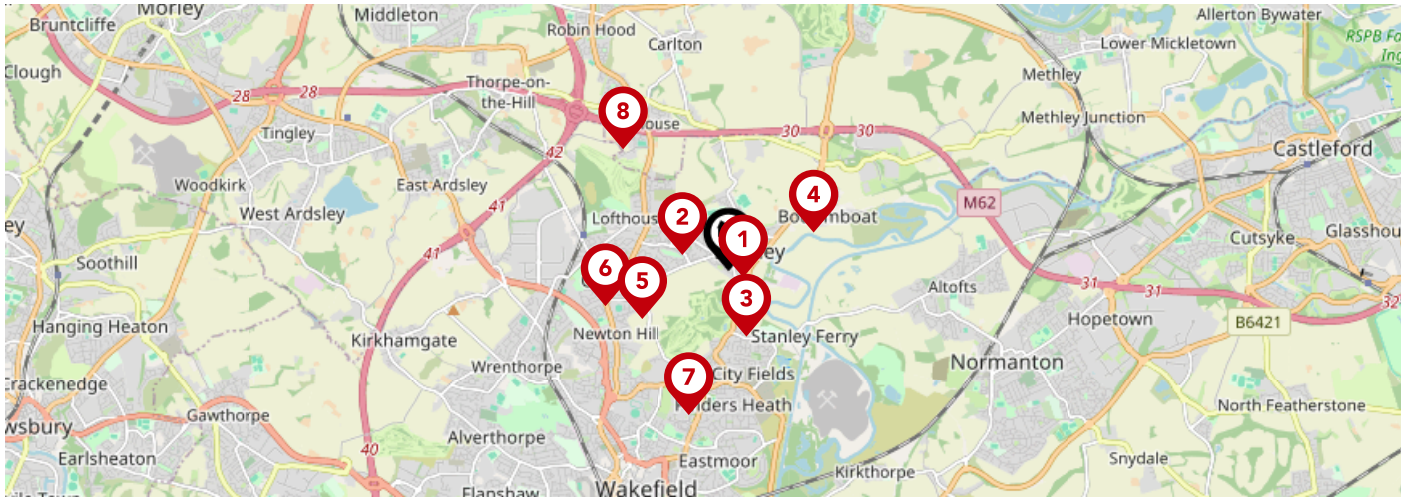
+72.69%

Terraced

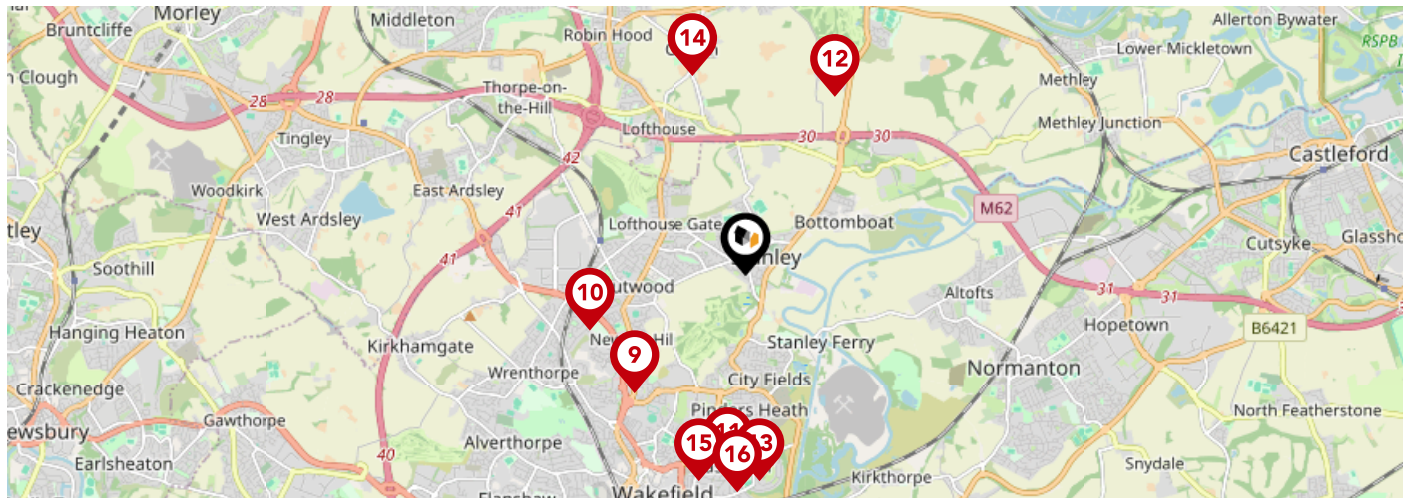
+65.43%









Flat

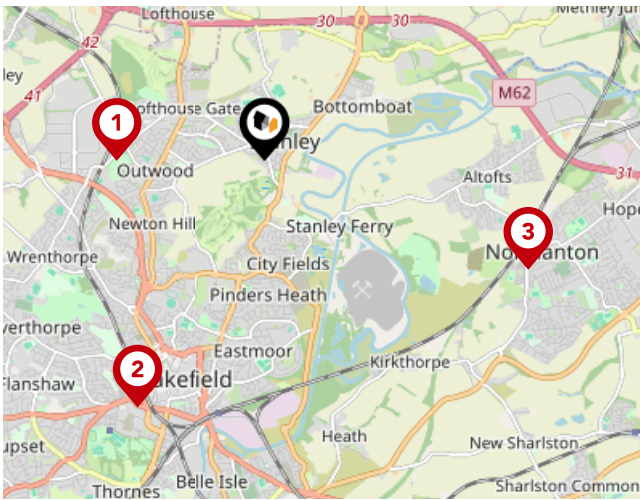
+46.13%



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Stanley St Peters Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 307 Distance:0.14</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Outwood Primary Academy Lofthouse Gate</p> <p>Ofsted Rating: Outstanding Pupils: 451 Distance:0.43</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Stanley Grove Primary and Nursery Academy</p> <p>Ofsted Rating: Good Pupils: 233 Distance:0.6</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 Kingsland Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 201 Distance:0.82</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Rooks Nest Academy</p> <p>Ofsted Rating: Good Pupils: 367 Distance:0.87</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Outwood Primary Academy Ledger Lane</p> <p>Ofsted Rating: Outstanding Pupils: 471 Distance:1.13</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Meadowcroft School</p> <p>Ofsted Rating: Good Pupils: 119 Distance:1.31</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Rodillian Academy</p> <p>Ofsted Rating: Good Pupils: 1635 Distance:1.41</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

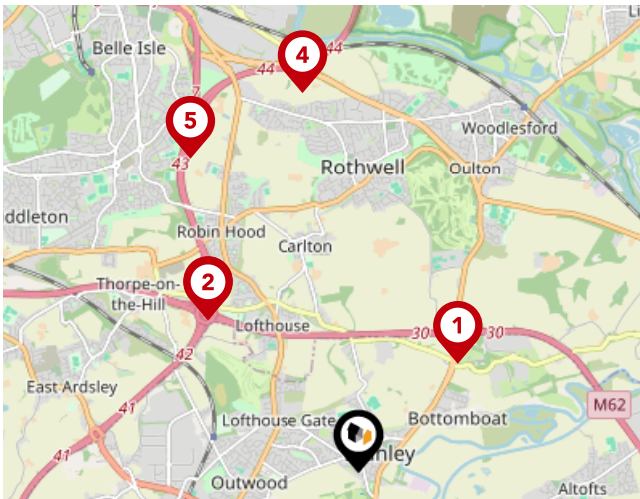


| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Newton Hill Community School Ofsted Rating: Good Pupils: 302 Distance:1.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Outwood Grange Academy Ofsted Rating: Good Pupils: 1974 Distance:1.45 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ivy Lane School Ofsted Rating: Good Pupils: 29 Distance:1.71 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Oulton Academy Ofsted Rating: Outstanding Pupils: 1053 Distance:1.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Outwood Academy City Fields Ofsted Rating: Good Pupils: 855 Distance:1.81 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Carlton Primary School Ofsted Rating: Good Pupils: 340 Distance:1.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wakefield Pinders Primary (JIN) School Ofsted Rating: Good Pupils: 359 Distance:1.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Outwood Primary Academy Park Hill Ofsted Rating: Good Pupils: 454 Distance:1.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



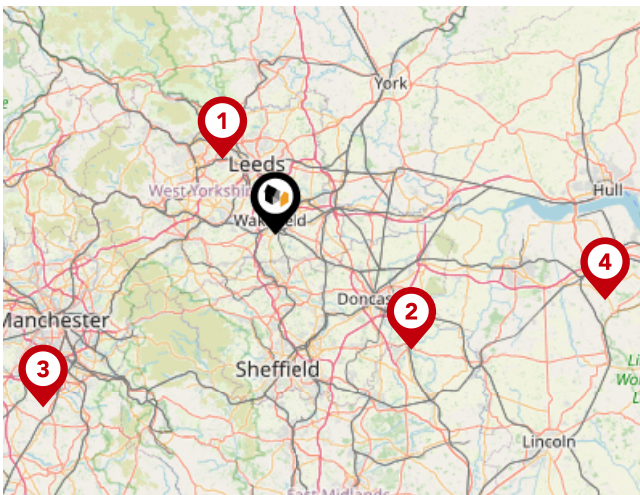
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Outwood Rail Station | 1.29 miles |
| 2 | Wakefield Westgate Rail Station | 2.43 miles |
| 3 | Normanton Rail Station | 2.51 miles |



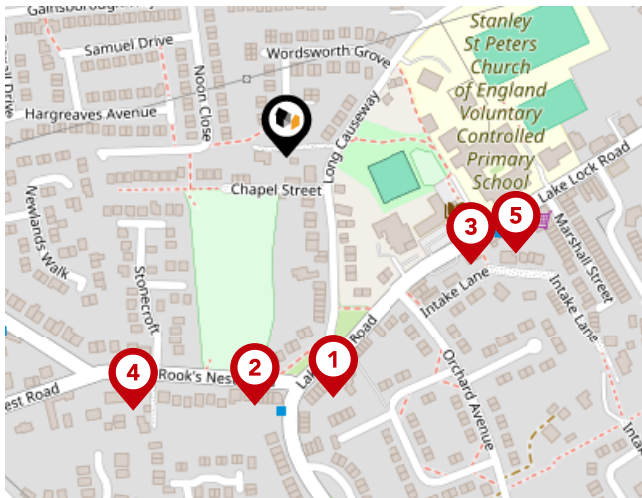
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M62 J30 | 1.29 miles |
| 2 | M1 J42 | 1.87 miles |
| 3 | M62 J29 | 1.88 miles |
| 4 | M1 J44 | 3.36 miles |
| 5 | M1 J43 | 3.12 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Leeds Bradford Airport | 12.98 miles |
| 2 | Finningley | 25.12 miles |
| 3 | Manchester Airport | 40.73 miles |
| 4 | Humberside Airport | 47.23 miles |



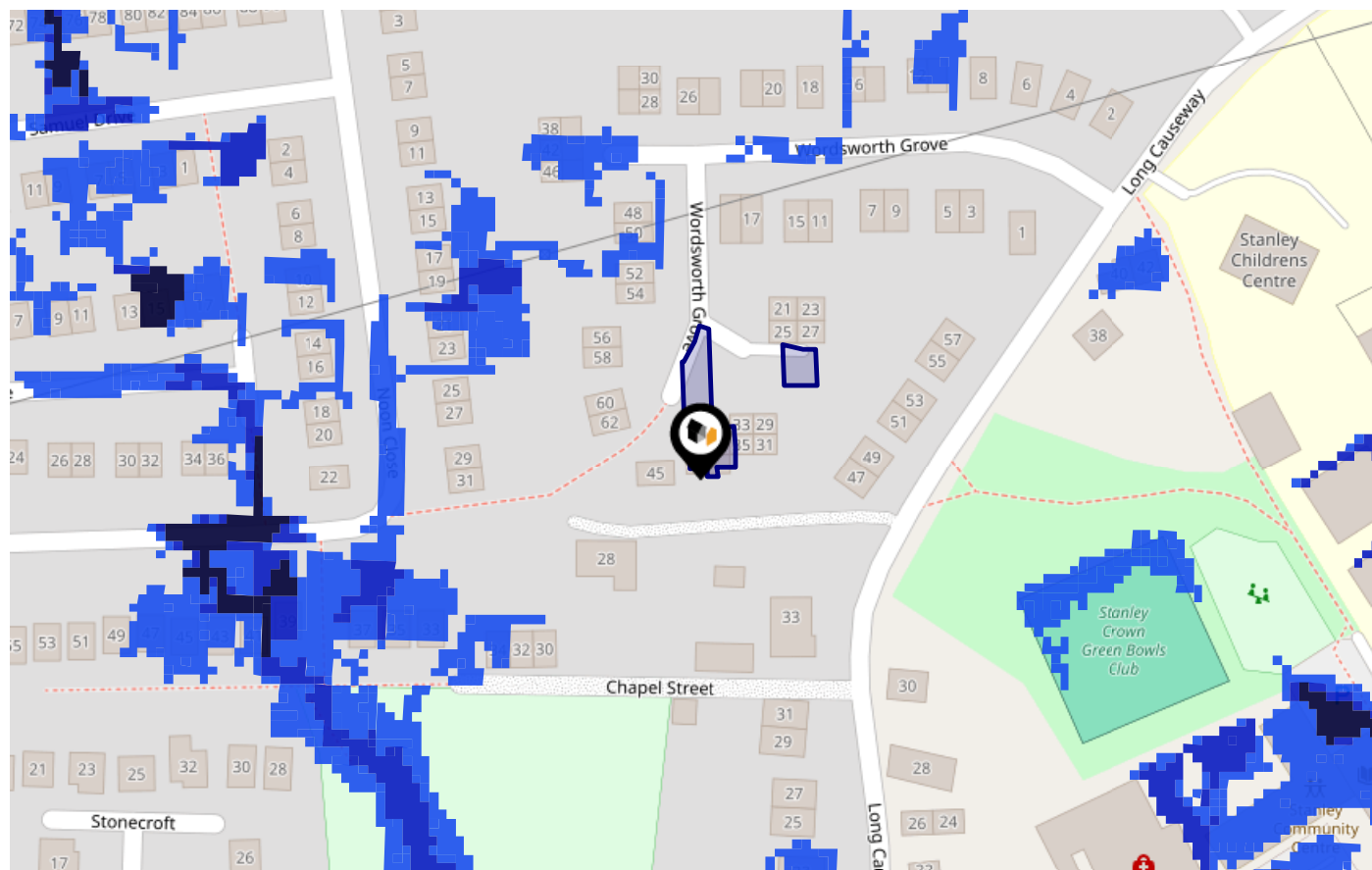
Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Stanley Lane Ends | 0.13 miles |
| 2 | Rooks Nest Road | 0.14 miles |
| 3 | Stanley Library | 0.12 miles |
| 4 | Rooks Nest Rd Baker Lane | 0.16 miles |
| 5 | Stanley Library | 0.14 miles |

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

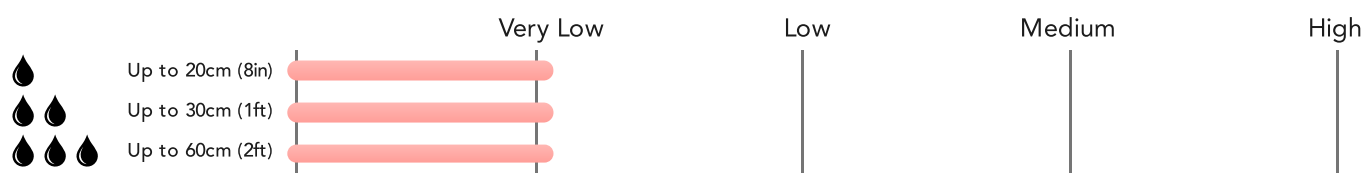


Risk Rating: Very low

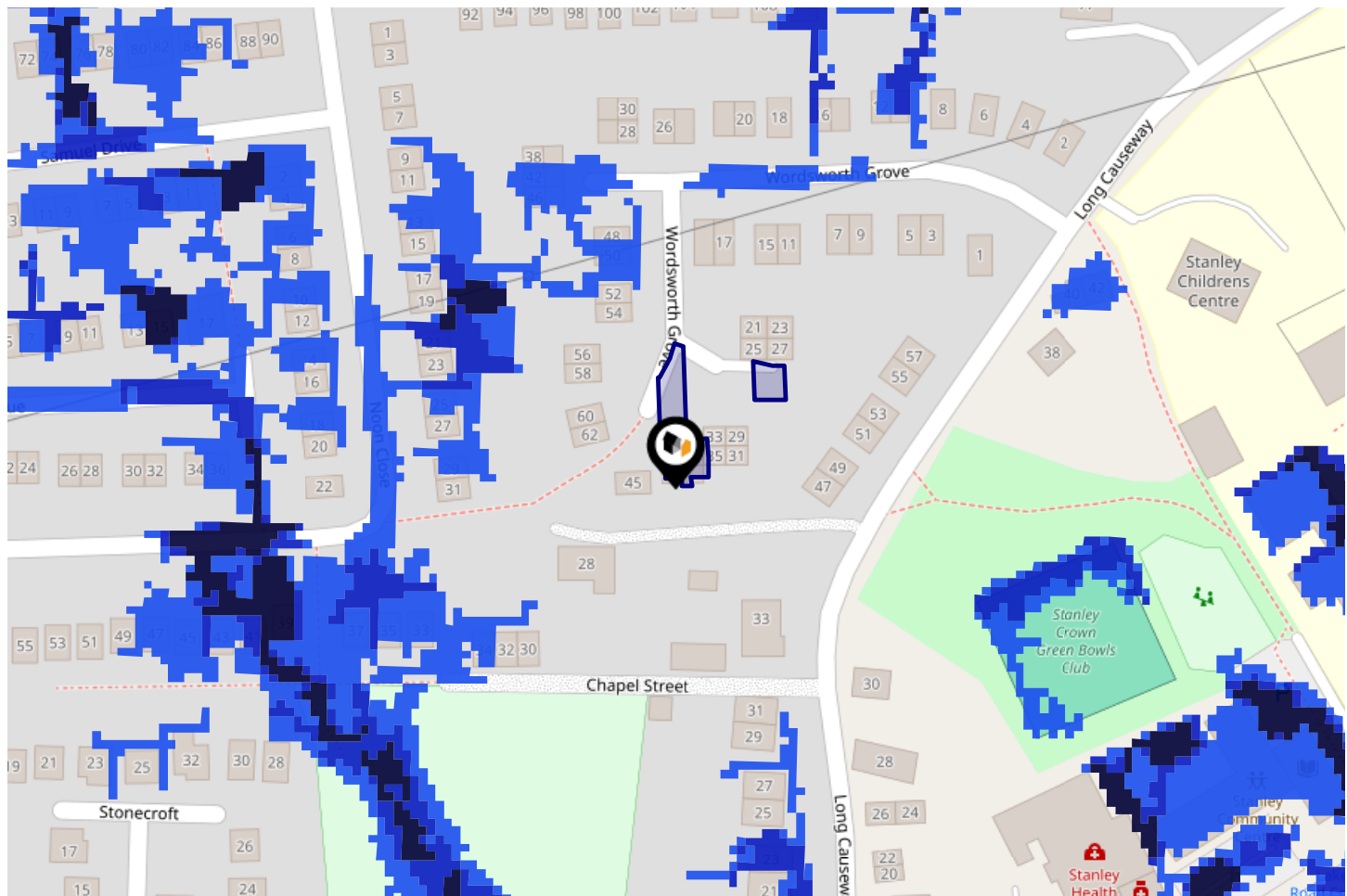
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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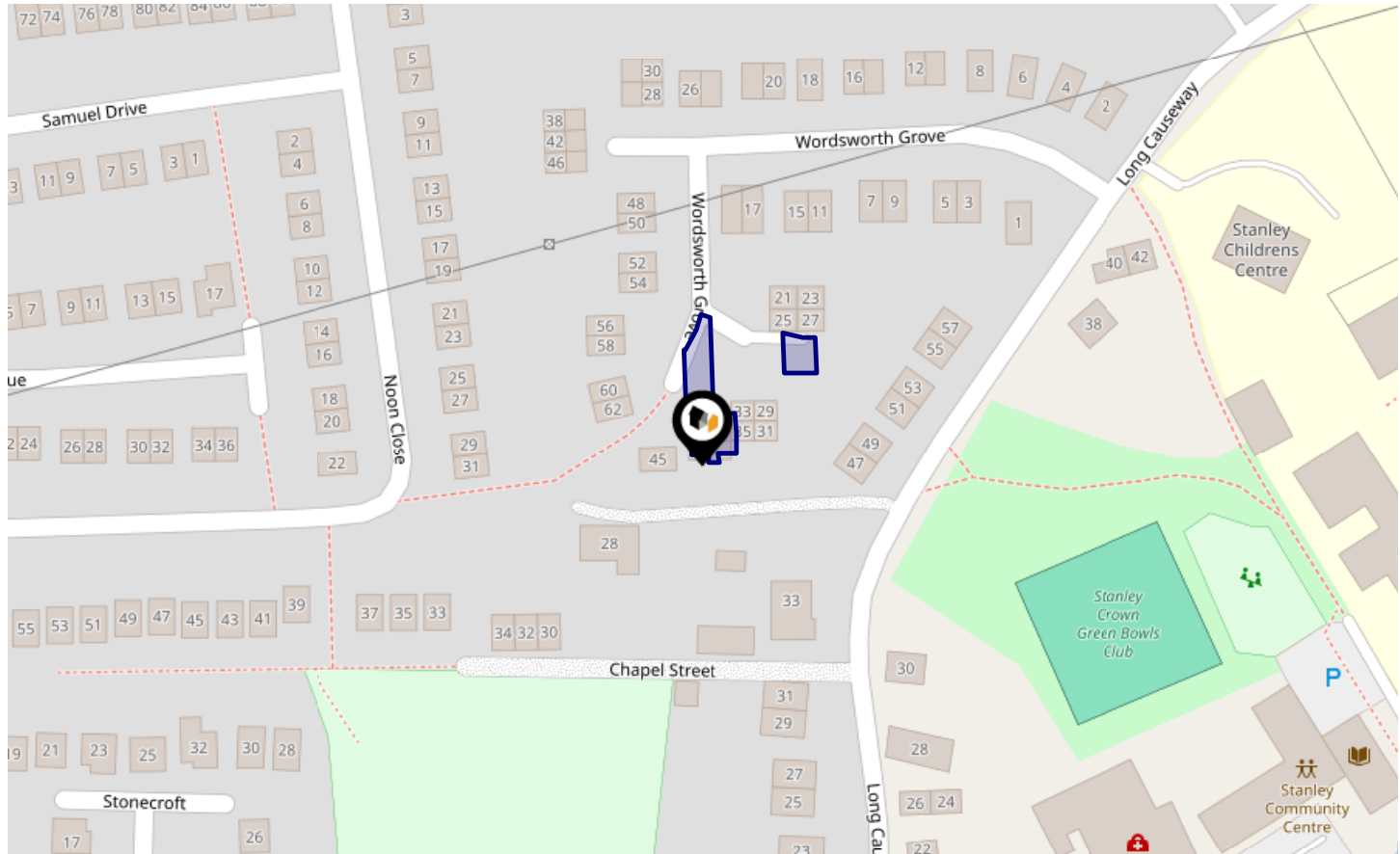
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

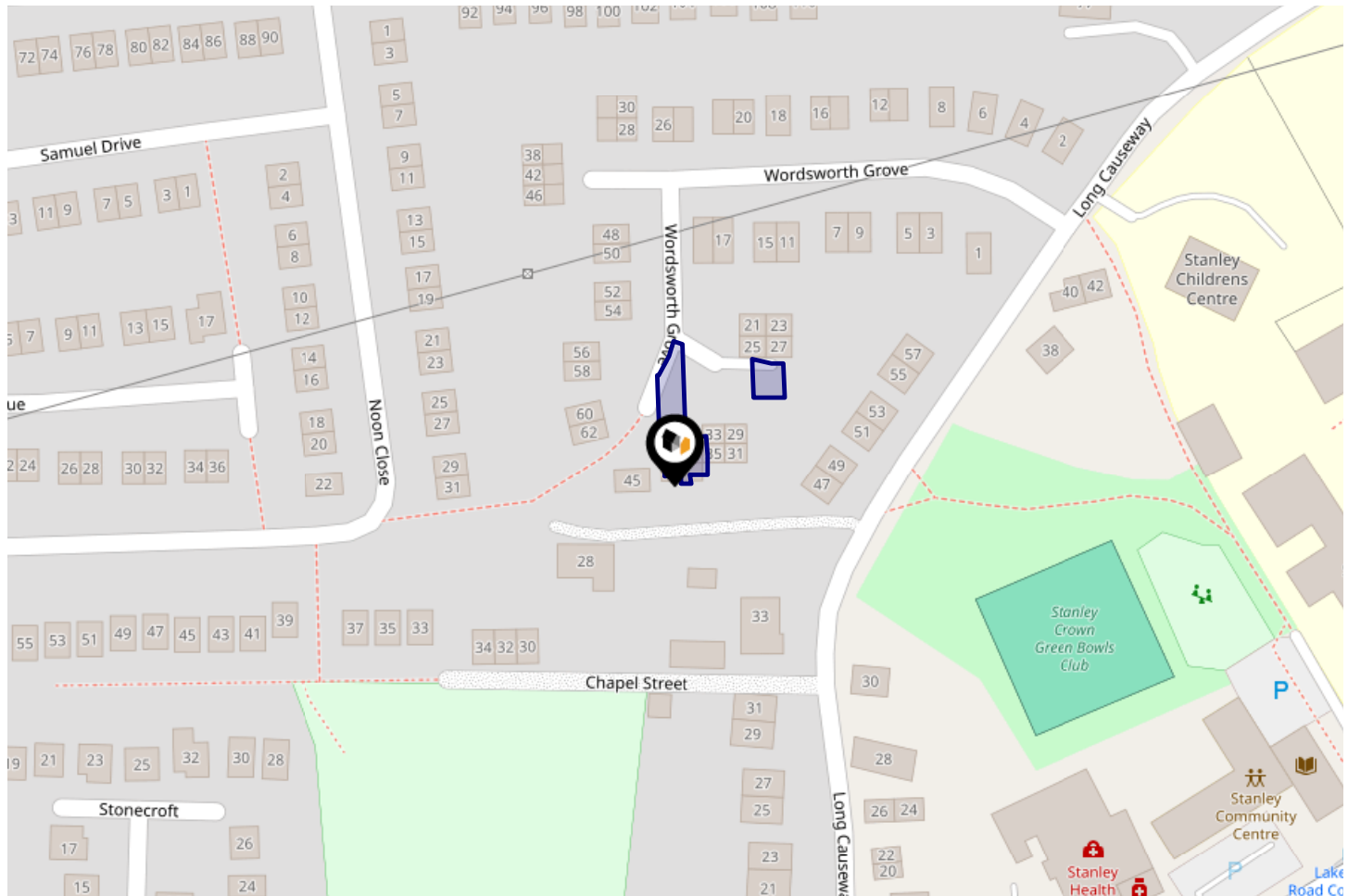
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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Martin & Co

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Father and son team, Monay and Jaspal Bhachu, have extensive knowledge of the local area having been brought up in neighbouring east Leeds. Both landlords themselves, they bring first-hand understanding of the needs of landlords and tenants, and alongside their dedicated and experienced team deliver a comprehensive service to buyers, sellers, tenants, and investors alike.

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Testimonial 1



Great service from the day one. Clearly explained everything and quick response. Highly recommend!

Testimonial 2



I have never dealt with such a professional and committed estate agent before. They pull out all the stops and work so hard to ensure the sale goes through.

Testimonial 3



Excellent service, super friendly team - think you so much for making it so easy!



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Martin & Co

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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