

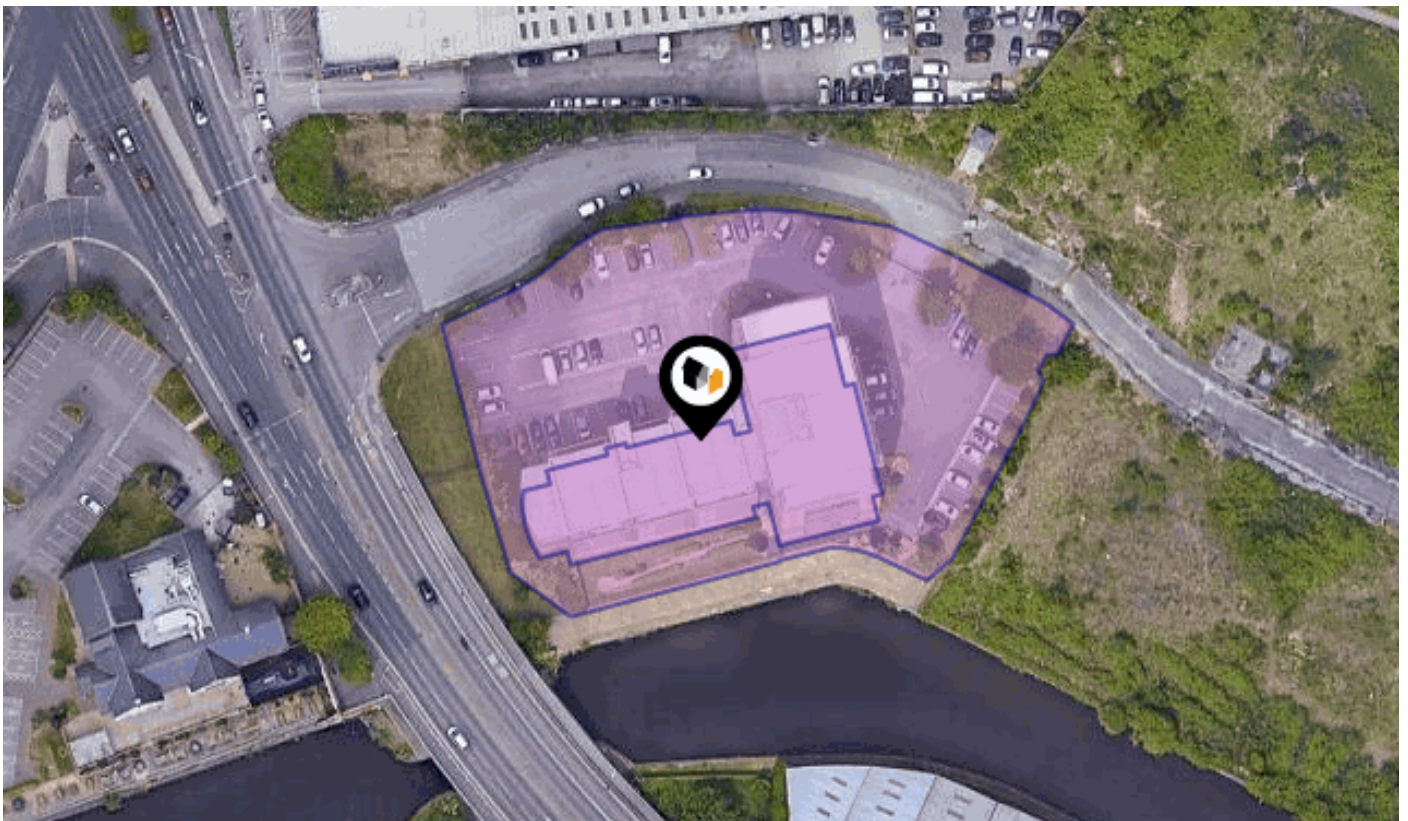


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28<sup>th</sup> February 2025



## WATERSIDE WAY, WAKEFIELD, WF1

### Martin & Co

52 Northgate, Wakefield, WF1 3AN

01924 201457

[jaspal.bhachu@martinco.com](mailto:jaspal.bhachu@martinco.com)

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





## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start Date:</b>	21/08/2008
<b>Floor Area:</b>	527 ft <sup>2</sup> / 49 m <sup>2</sup>	<b>End Date:</b>	01/01/2161
<b>Plot Area:</b>	1.47 acres	<b>Lease Term:</b>	155 years from 1 January 2006
<b>Year Built :</b>	2003-2006	<b>Term Remaining:</b>	135 years
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,387		
<b>Title Number:</b>	WYK887209		

## Local Area

<b>Local Authority:</b>	Wakefield
<b>Conservation Area:</b>	Wakefield Waterfront
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)

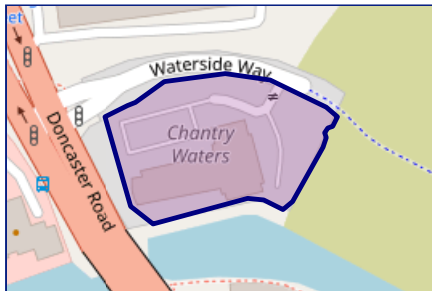


### Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



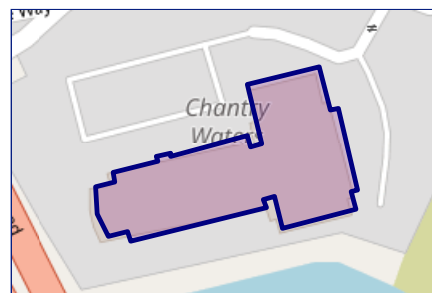
**WYK890962**

## Leasehold Title Plans



**WYK887209**

Start Date:	12/03/2007
End Date:	01/01/2161
Lease Term:	155 years (less 1 day) from 1 January 2006
Term Remaining:	135 years



**WYK846600**

Start Date:	21/08/2008
End Date:	01/01/2161
Lease Term:	155 years from 1 January 2006
Term Remaining:	135 years

Waterside Way, WF1

Energy rating

# C

Valid until 01.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

---

**Additional EPC Data**

---

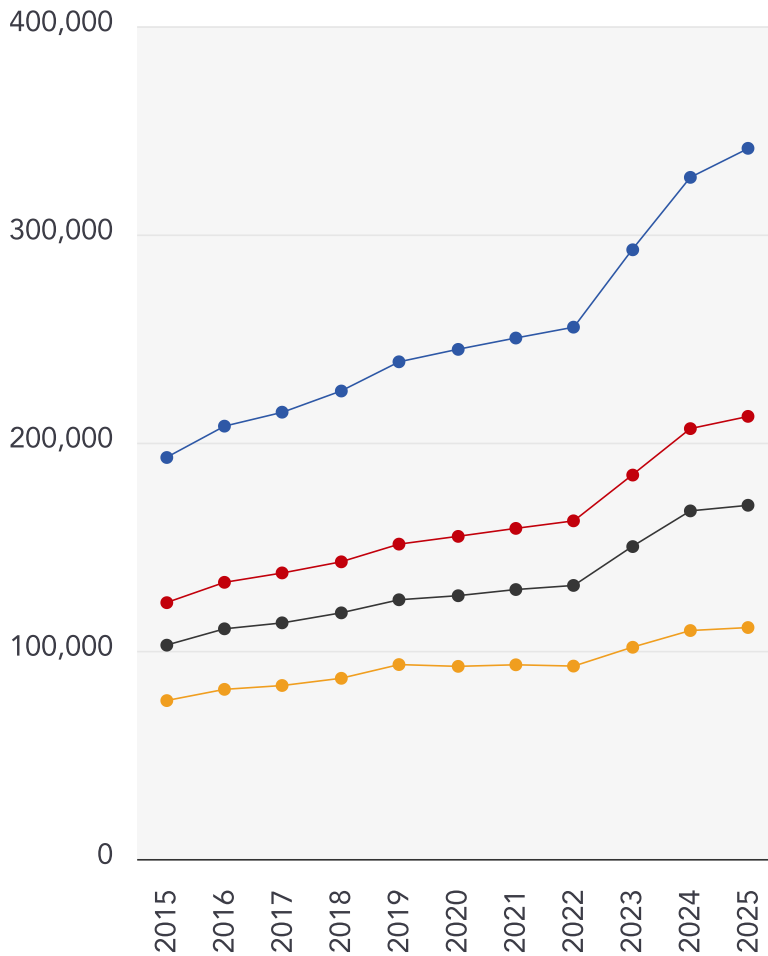
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	To external air, insulated (assumed)
<b>Total Floor Area:</b>	49 m <sup>2</sup>

# Market

## House Price Statistics

MARTIN&CO

10 Year History of Average House Prices by Property Type in WF1



Detached

**+77.01%**

Semi-Detached

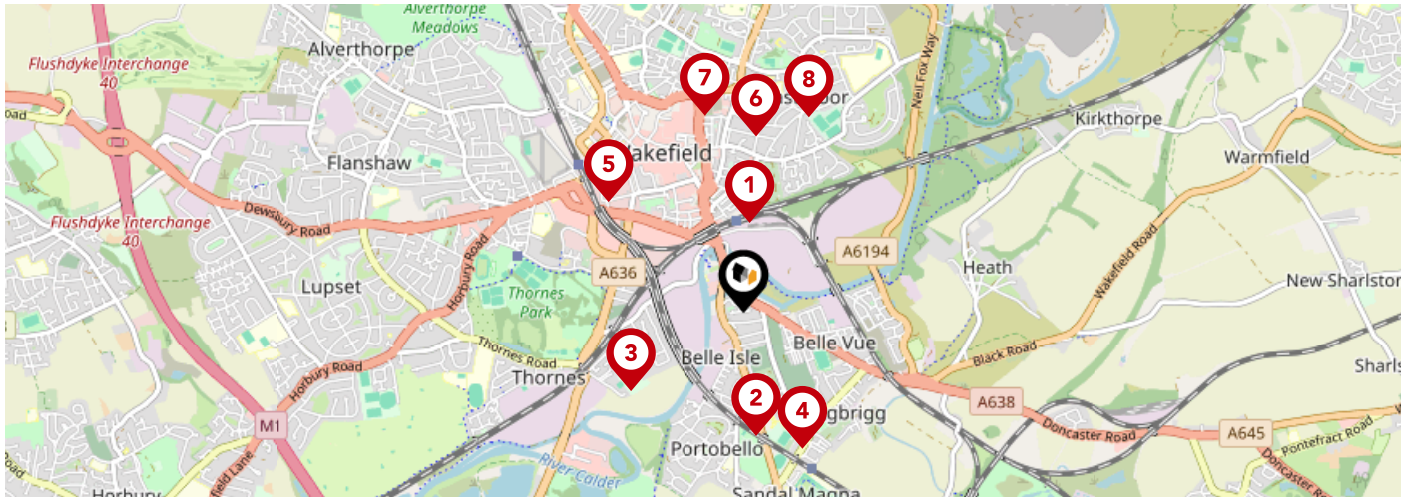
**+72.69%**

Terraced

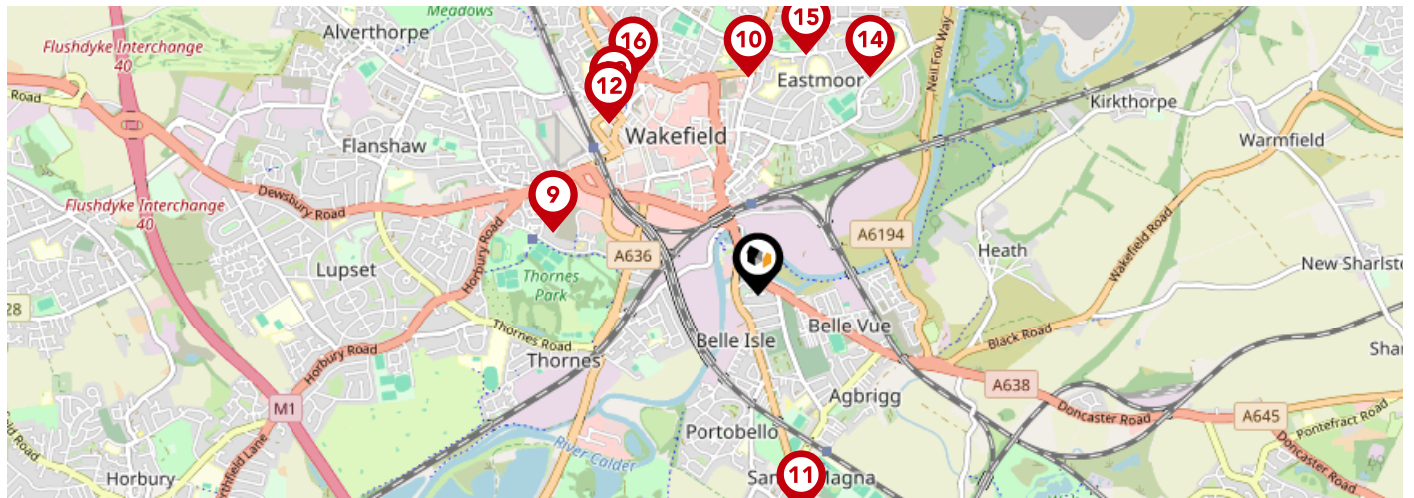
**+65.43%**









Flat

**+46.13%**

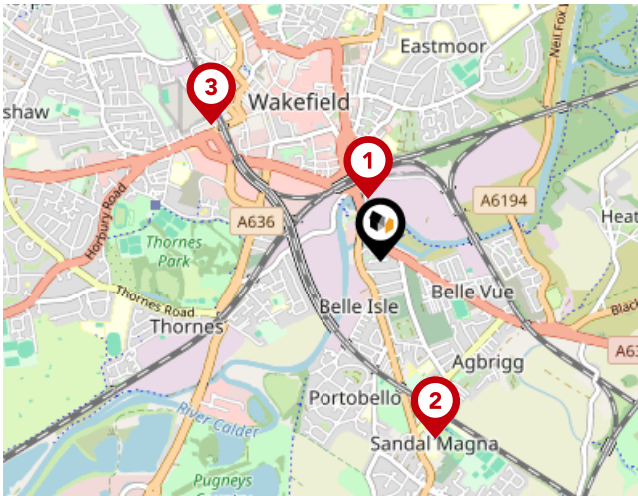


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wakefield St Marys Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Castle Nursery School</b> Ofsted Rating: Good   Pupils: 108   Distance:0.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Methodist Voluntary Controlled Junior, Infant and Nursery School: With Communication Resource</b> Ofsted Rating: Good   Pupils: 243   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sandal Magna Community Academy</b> Ofsted Rating: Good   Pupils: 259   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>CAPA College</b> Ofsted Rating: Outstanding   Pupils: 446   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Outwood Primary Academy Greenhill</b> Ofsted Rating: Not Rated   Pupils: 253   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Austin's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Outwood Primary Academy Park Hill</b> Ofsted Rating: Good   Pupils: 454   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



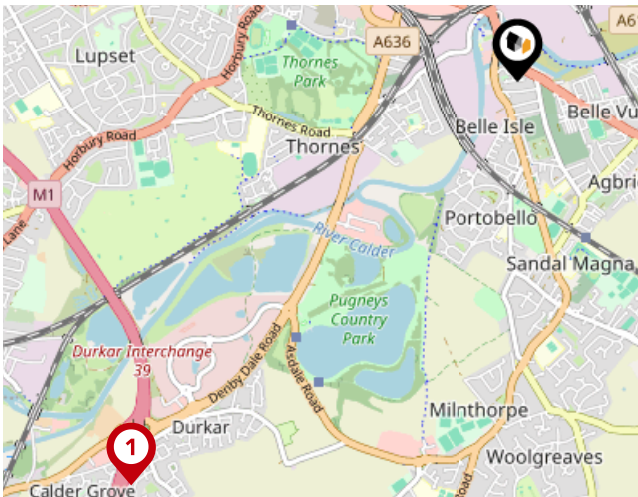
		Nursery	Primary	Secondary	College	Private
	<b>Wakefield Lawefield Primary School</b> Ofsted Rating: Good   Pupils: 453   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wakefield Pinders Primary (JIN) School</b> Ofsted Rating: Good   Pupils: 359   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas à Becket Catholic Secondary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 731   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heart of Yorkshire Education Group</b> Ofsted Rating: Good   Pupils:0   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wakefield Girls' High School</b> Ofsted Rating: Not Rated   Pupils: 734   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Outwood Academy City Fields</b> Ofsted Rating: Good   Pupils: 855   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ivy Lane School</b> Ofsted Rating: Good   Pupils: 29   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Elizabeth Grammar School</b> Ofsted Rating: Not Rated   Pupils: 842   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





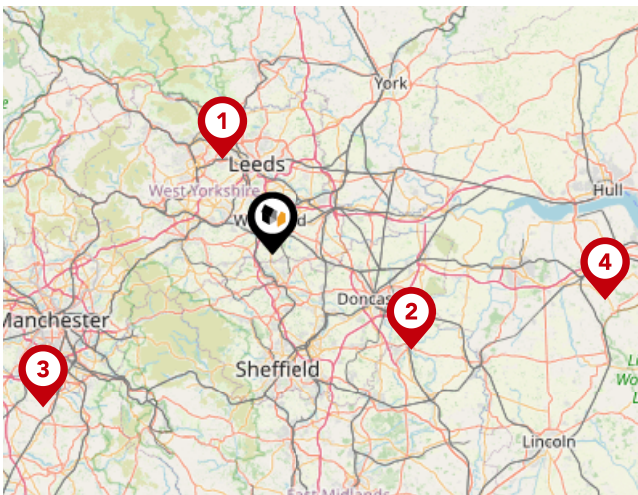
## National Rail Stations

Pin	Name	Distance
1	Wakefield Kirkgate Rail Station	0.28 miles
2	Sandal & Agbrigg Rail Station	0.81 miles
3	Wakefield Westgate Rail Station	0.95 miles



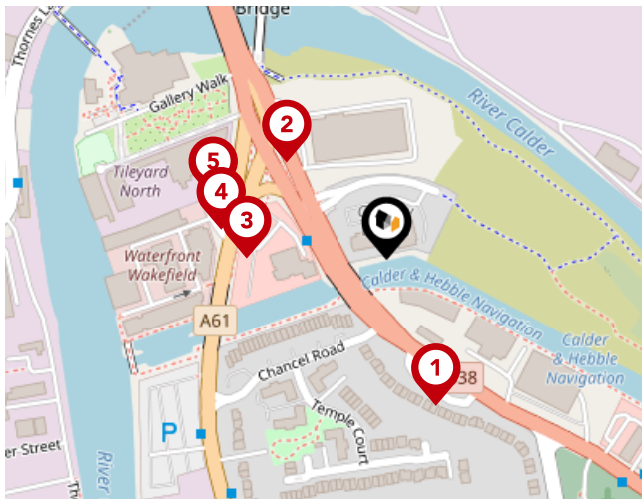
## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J39	2.45 miles
2	M62 J30	3.92 miles
3	M1 J41	3.42 miles
4	M1 J42	4.2 miles
5	M62 J29	4.21 miles



## Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	15.15 miles
2	Finningley	23.75 miles
3	Manchester Airport	38.85 miles
4	Humberside Airport	47.16 miles



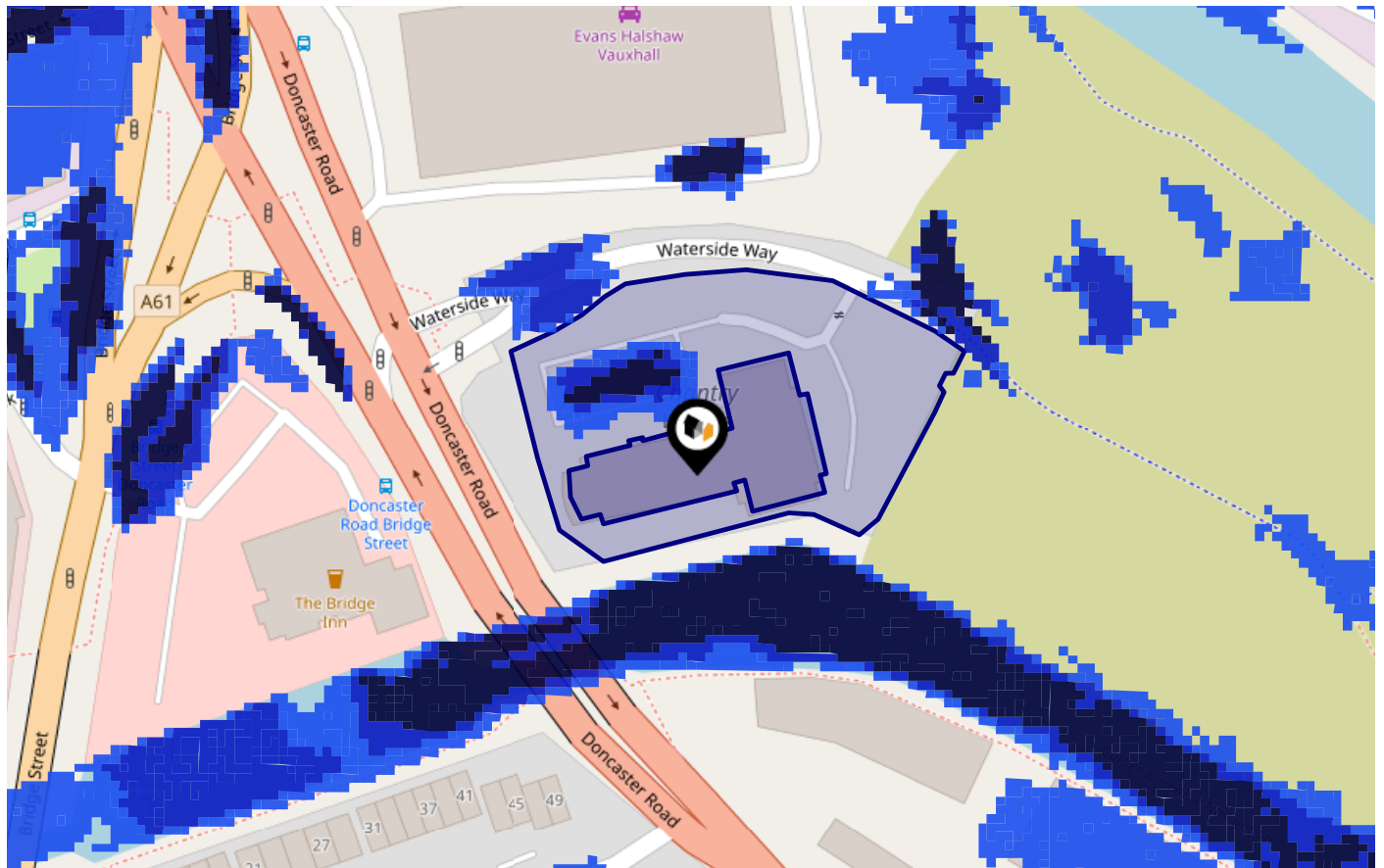
## Bus Stops/Stations

Pin	Name	Distance
1	Fall Ings	0.09 miles
2	Fall Ings	0.08 miles
3	Hepworth Gallery	0.08 miles
4	Hepworth Gallery	0.09 miles
5	Hepworth Gallery	0.1 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

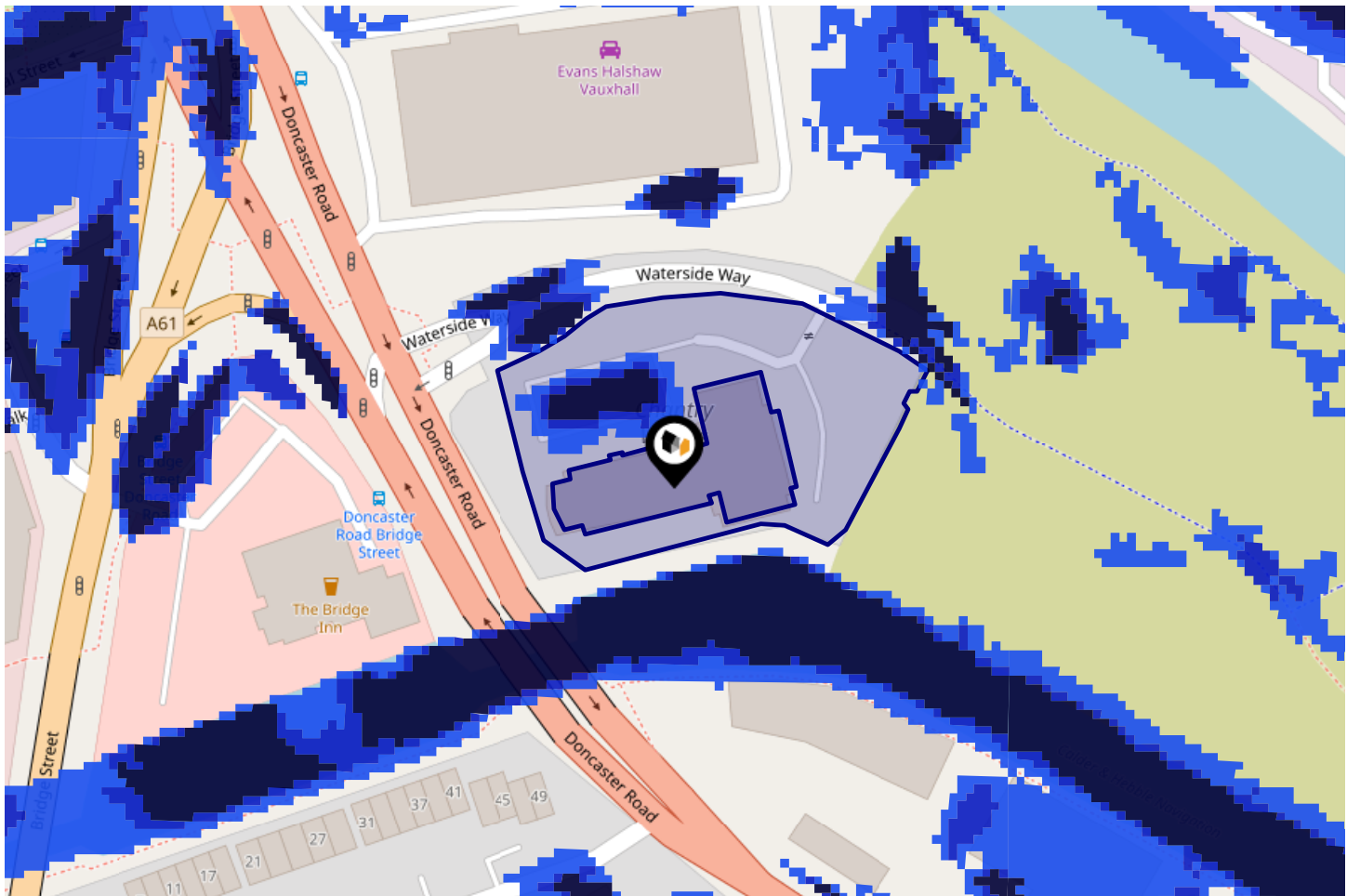
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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.

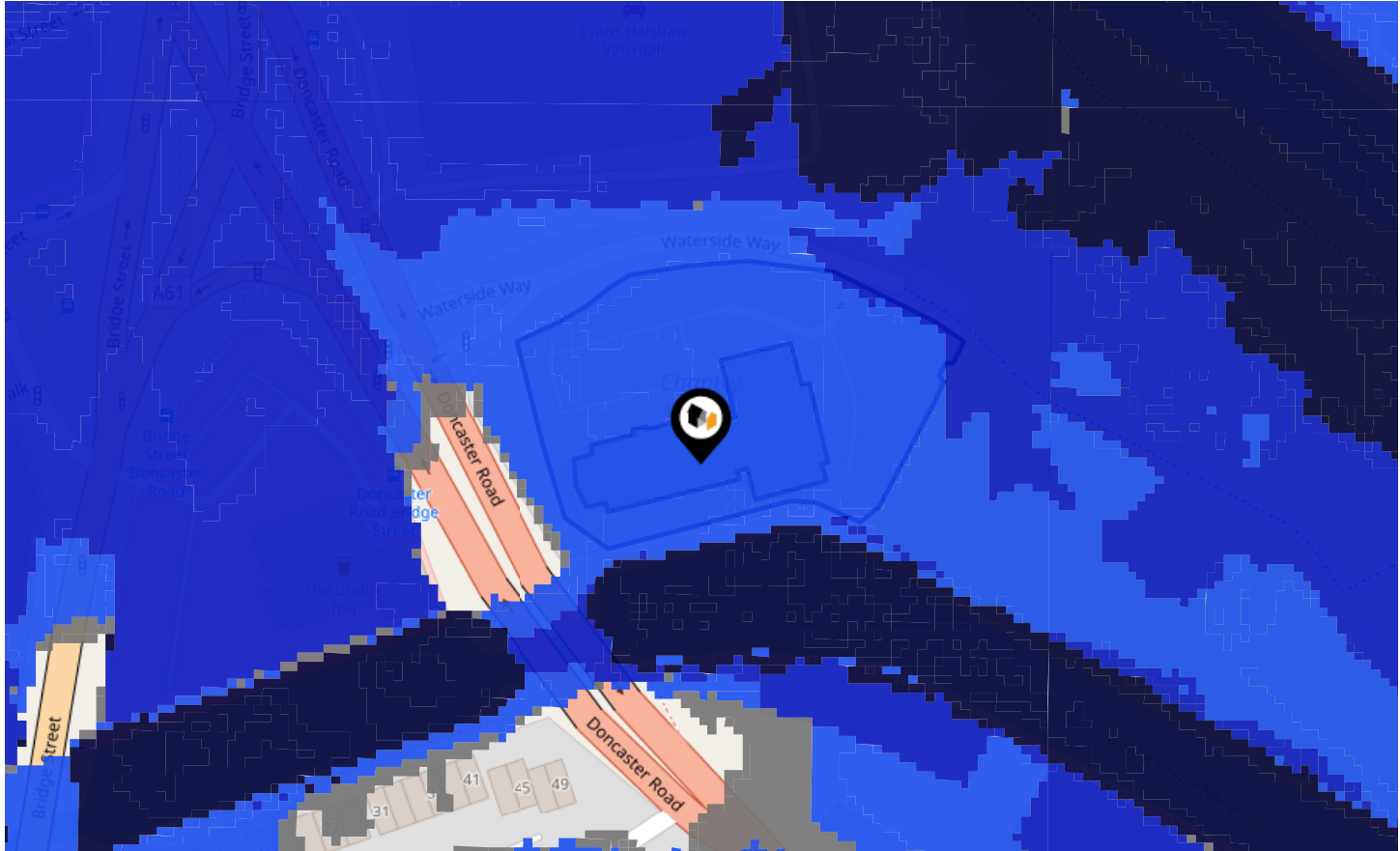
Chance of flooding to the following depths at this property:



# 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: **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:



# Flood Risk

## Rivers & Seas - Climate Change

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: 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:



## MARTIN&CO

### **Martin & Co**

---

Here at Martin & Co Wakefield, we're proud to provide specialist advice, guidance, and support across all areas of the residential property market to the people of Wakefield and surrounding areas.

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.

With our wealth of experience across both lettings and sales, you can be confident of receiving the very highest standards of service from the Martin & Co Wakefield team at all times.

Whether you have a property to sell in the area, or you are looking for a home to rent, please do get in touch as we'd be d

### 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!



/martincouk



/martincouk



/martinco\_uk/



/company/martin-&-co-/



# Martin & Co

## Data Quality

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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

# MARTIN&CO

## Martin & Co

52 Northgate, Wakefield, WF1 3AN

01924 201457

[jaspal.bhachu@martinco.com](mailto:jaspal.bhachu@martinco.com)

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

