

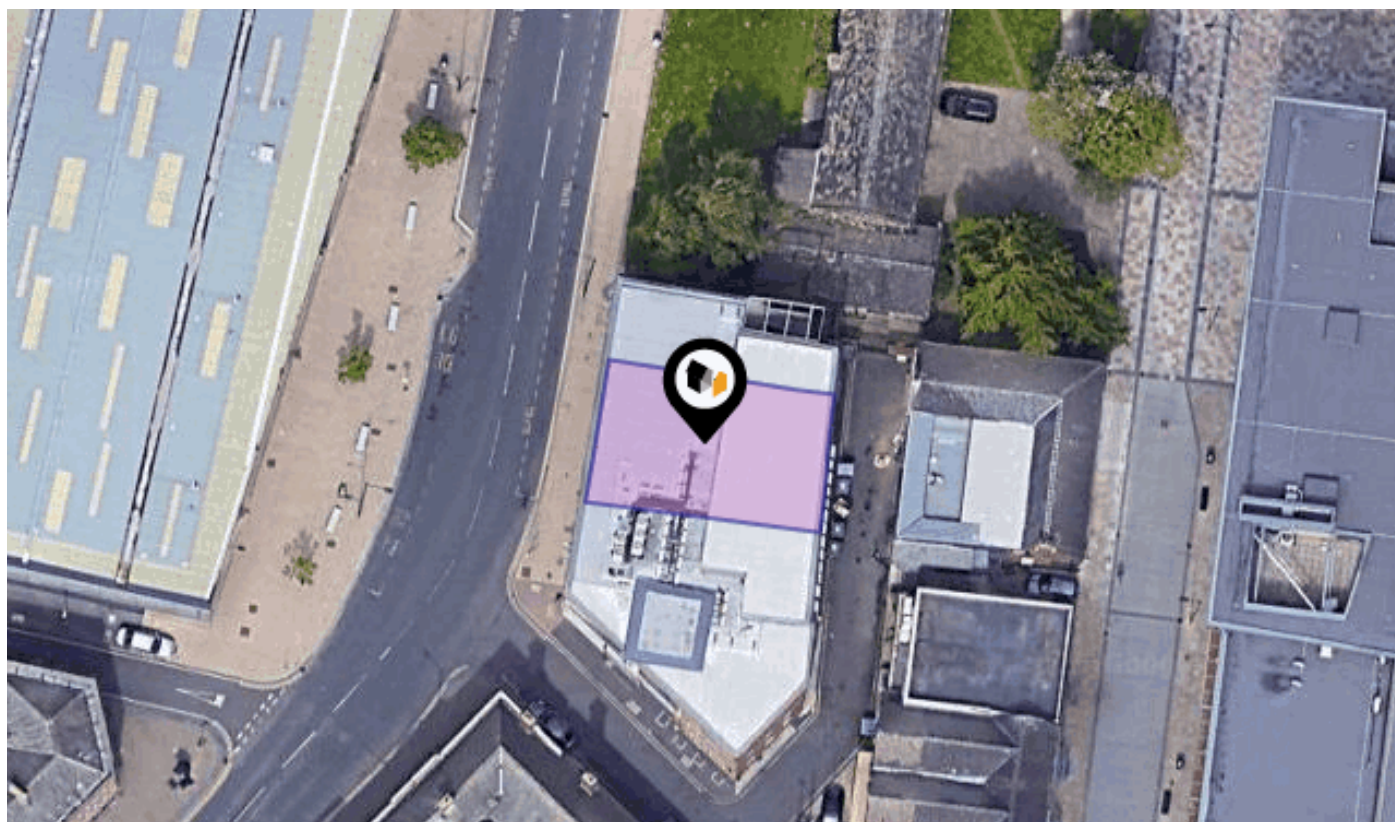


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th February 2025



UNION STREET, WAKEFIELD, WF1

Martin & Co

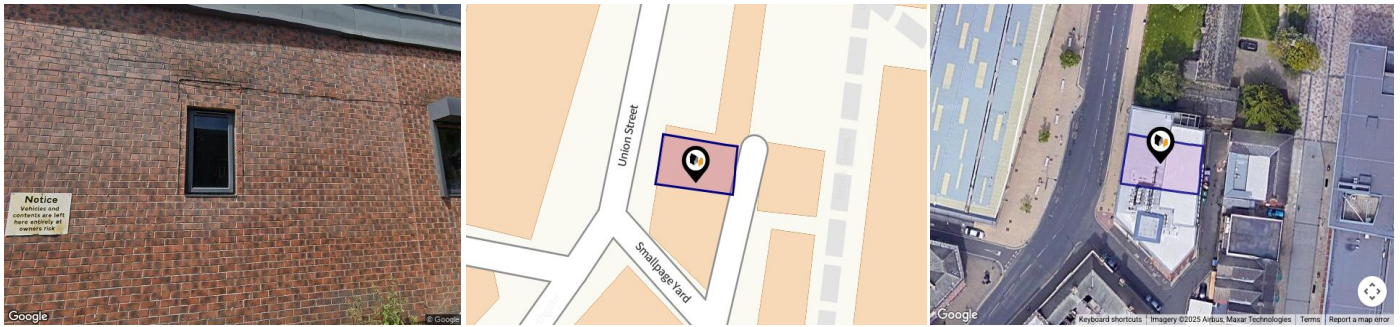
52 Northgate, Wakefield, WF1 3AN

01924 201457

jaspal.bhachu@martinco.com

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





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Floor Area:	398 ft ² / 37 m ²	Start	04/07/2023
Plot Area:	0.05 acres	Date:	
Title Number:	YY184826	End Date:	31/12/3022
		Lease	999 years from and including 1 January
		Term:	2023 to and including 31 December 3022
		Term	998 years
		Remaining:	

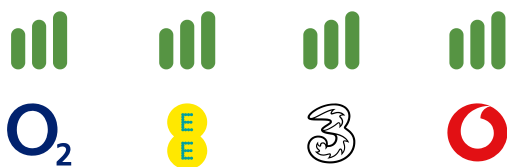
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	1000 mb/s

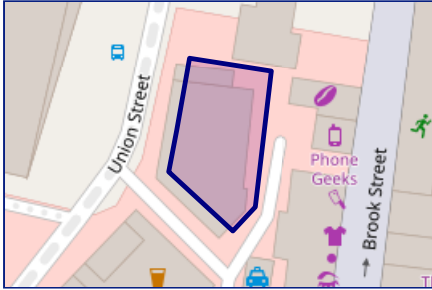
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

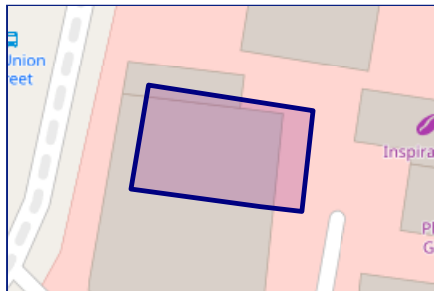


Freehold Title Plan



WYK913774

Leasehold Title Plan



YY184826

Start Date: 04/07/2023
End Date: 31/12/3022
Lease Term: 999 years from and including 1 January 2023 to and including 31 December 3022
Term Remaining: 998 years

Union Street, WF1

Energy rating

C

Valid until 08.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

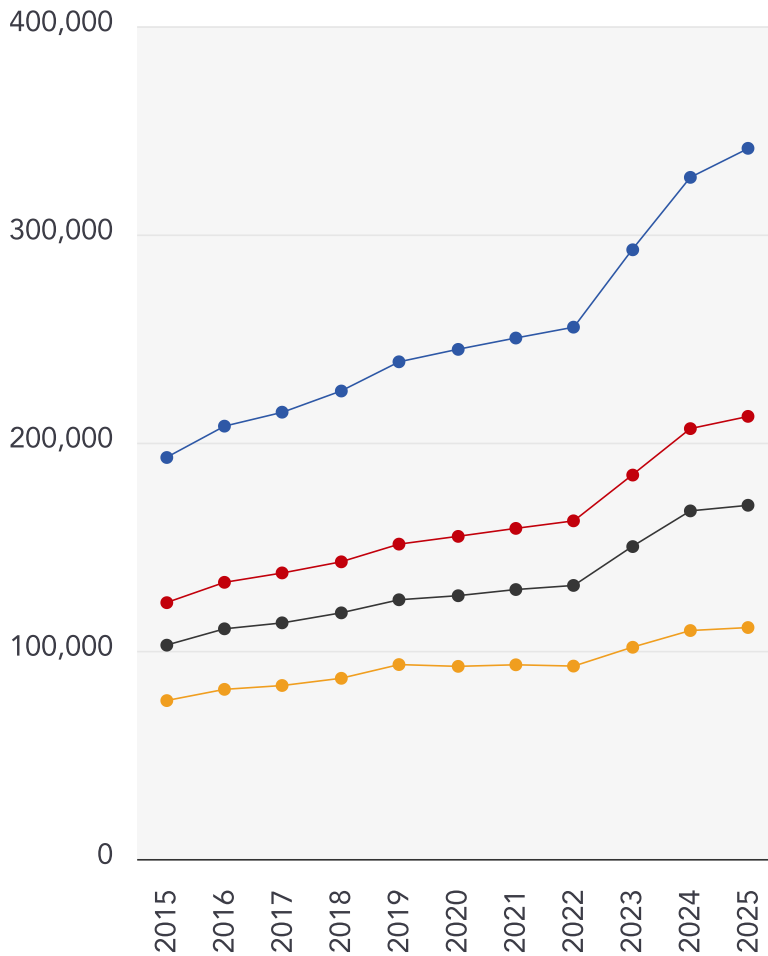
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.30 W/m-Â°K
Walls Energy:	Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	37 m ²

Market

House Price Statistics

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



Detached

+77.01%

Semi-Detached

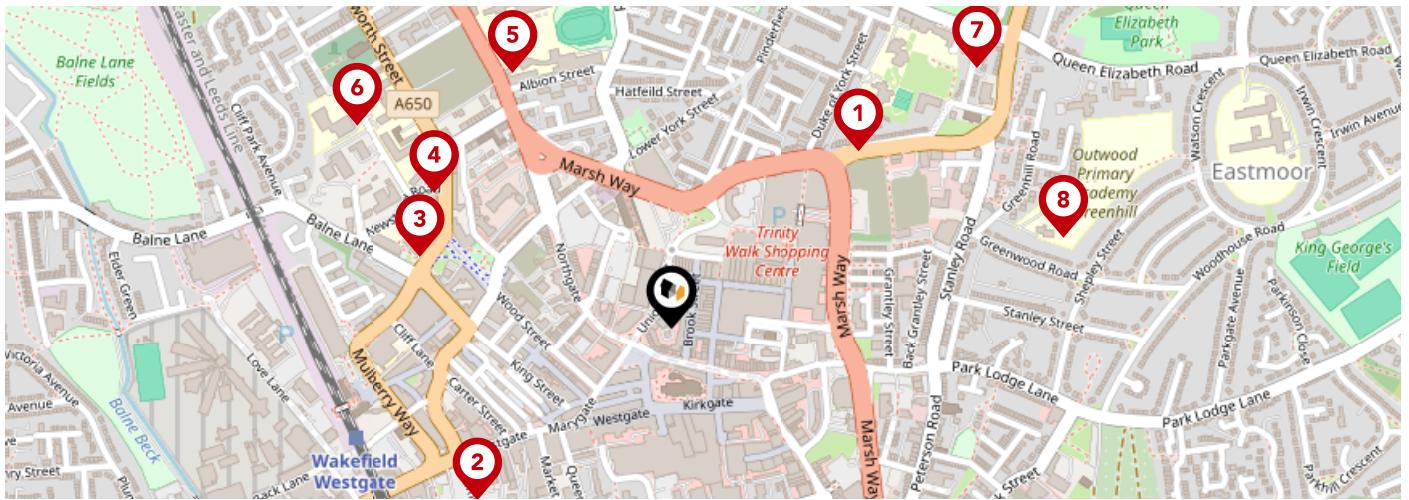
+72.69%

Terraced

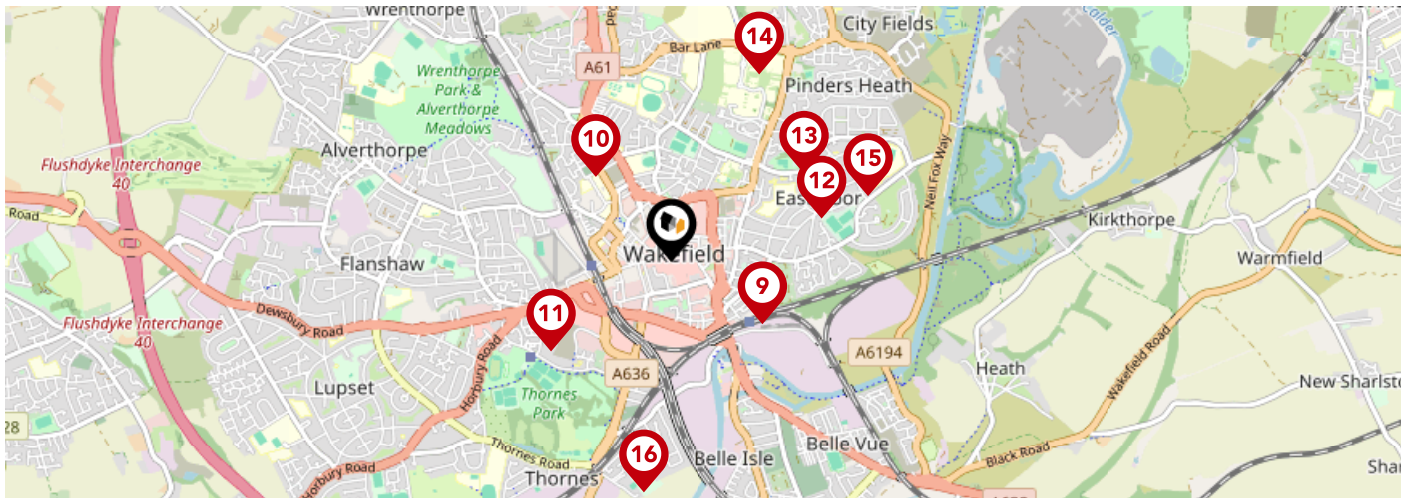
+65.43%

Flat

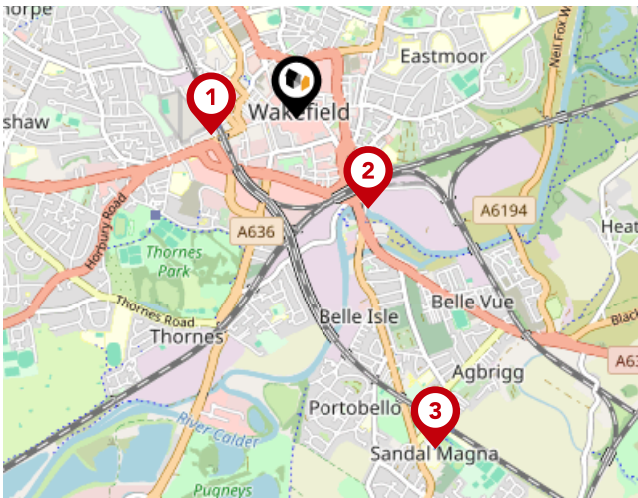
+46.13%



	Nursery	Primary	Secondary	College	Private
1 St Austin's Catholic Primary School Ofsted Rating: Good Pupils: 308 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 CAPA College Ofsted Rating: Outstanding Pupils: 446 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Heart of Yorkshire Education Group Ofsted Rating: Good Pupils:0 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Wakefield Girls' High School Ofsted Rating: Not Rated Pupils: 734 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Queen Elizabeth Grammar School Ofsted Rating: Not Rated Pupils: 842 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Wakefield Grammar Pre-Preparatory School Ofsted Rating: Not Rated Pupils: 192 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Wakefield Pinders Primary (JIN) School Ofsted Rating: Good Pupils: 359 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Outwood Primary Academy Greenhill Ofsted Rating: Not Rated Pupils: 253 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

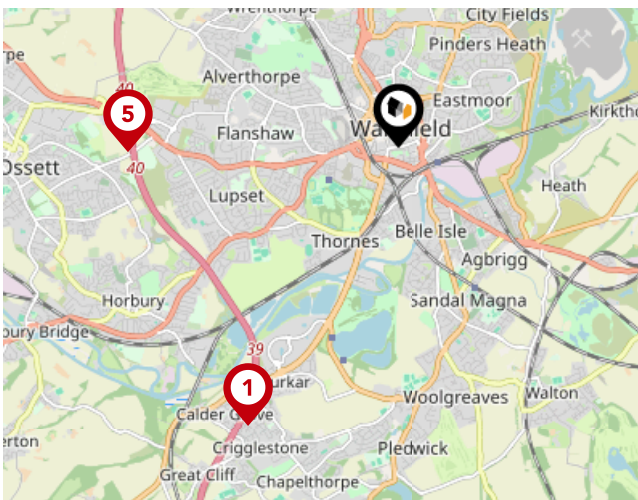


	Nursery	Primary	Secondary	College	Private
<p>9 Wakefield St Marys Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good Pupils: 247 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wakefield St Johns Church of England Voluntary Aided Junior and Infant School</p> <p>Ofsted Rating: Good Pupils: 207 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wakefield Lawefield Primary School</p> <p>Ofsted Rating: Good Pupils: 453 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Outwood Primary Academy Park Hill</p> <p>Ofsted Rating: Good Pupils: 454 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Ivy Lane School</p> <p>Ofsted Rating: Good Pupils: 29 Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Meadowcroft School</p> <p>Ofsted Rating: Good Pupils: 119 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Outwood Academy City Fields</p> <p>Ofsted Rating: Good Pupils: 855 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Methodist Voluntary Controlled Junior, Infant and Nursery School: With Communication Resource</p> <p>Ofsted Rating: Good Pupils: 243 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



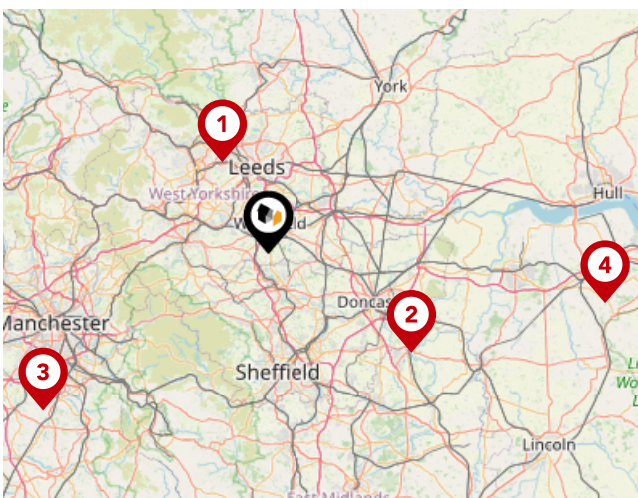
National Rail Stations

Pin	Name	Distance
1	Wakefield Westgate Rail Station	0.38 miles
2	Wakefield Kirkgate Rail Station	0.5 miles
3	Sandal & Agbrigg Rail Station	1.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J39	2.78 miles
2	M1 J41	2.66 miles
3	M1 J42	3.47 miles
4	M62 J29	3.48 miles
5	M1 J40	2.38 miles



Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	14.39 miles
2	Finningley	24.44 miles
3	Manchester Airport	38.91 miles
4	Humberside Airport	47.62 miles



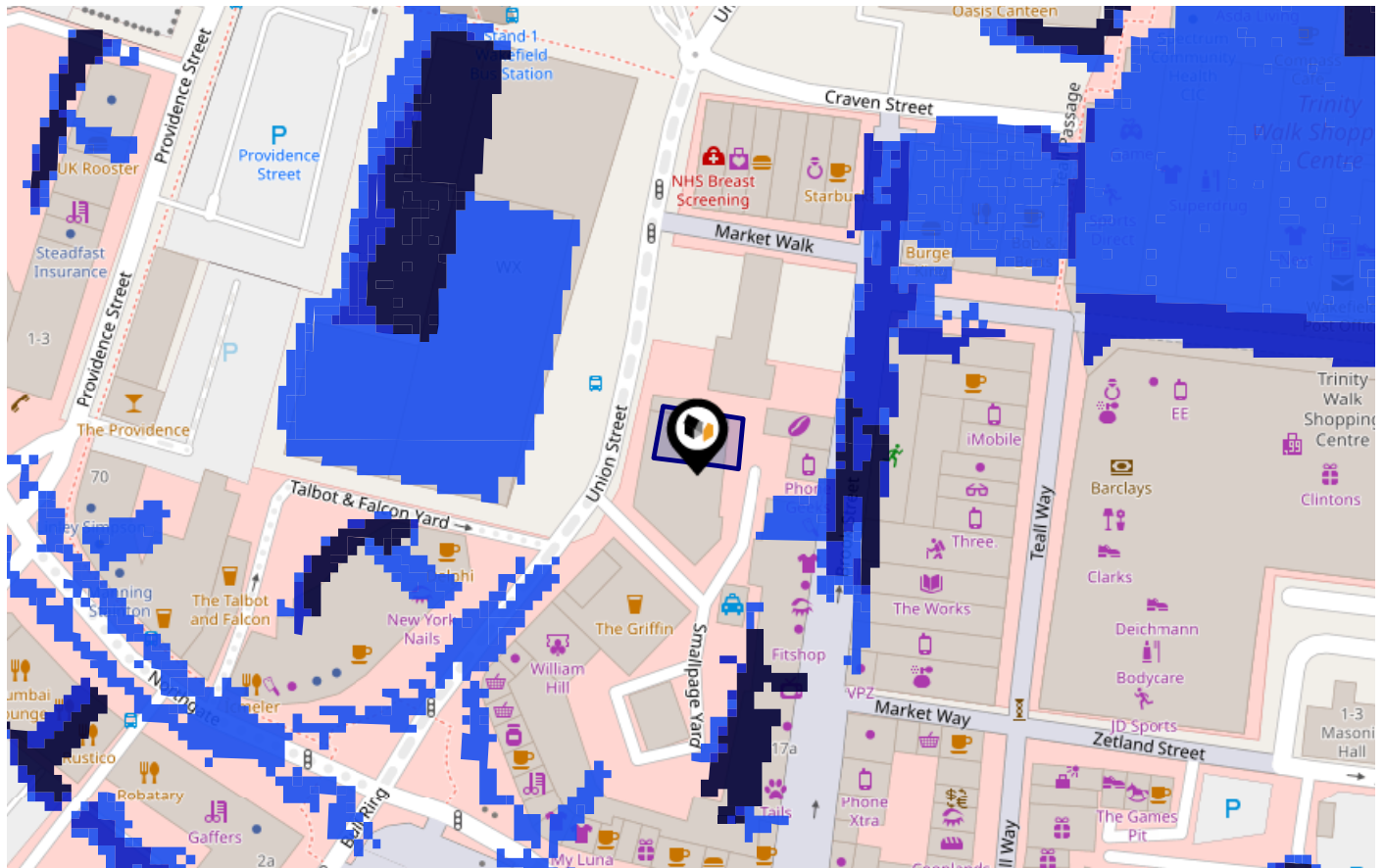
Bus Stops/Stations

Pin	Name	Distance
1	Union Street J	0.02 miles
2	Bus Station stand 2	0.06 miles
3	The Springs A	0.08 miles
4	The Springs H	0.11 miles
5	N2 Northgate	0.09 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.

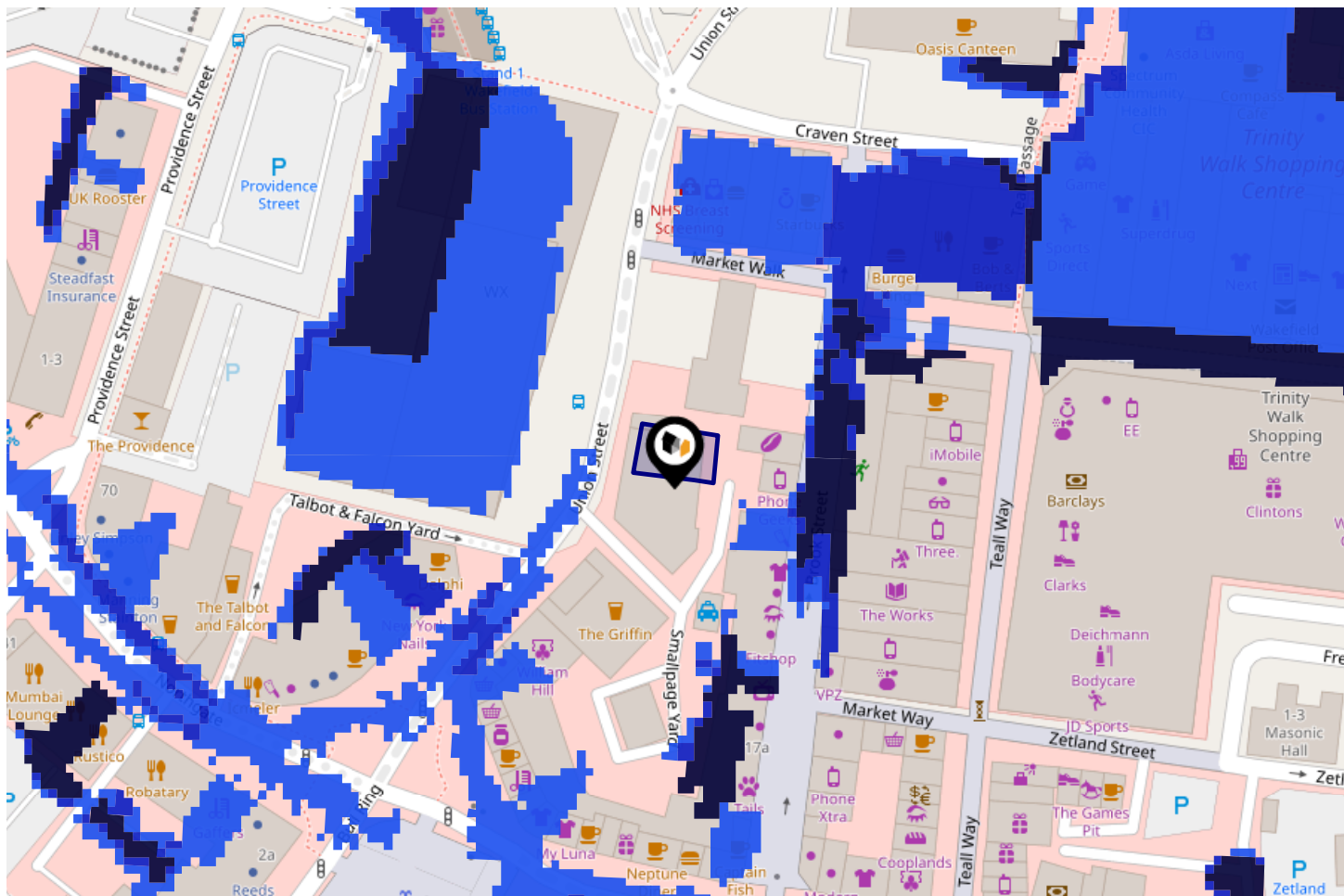
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

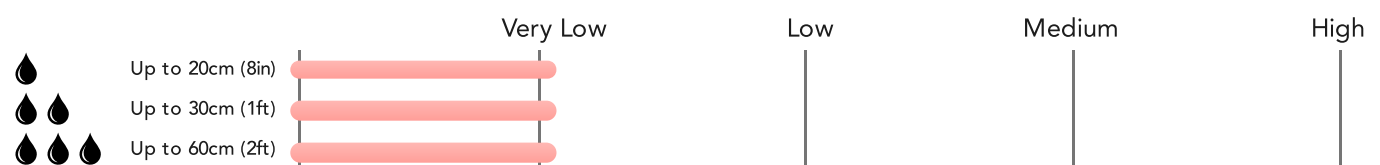


Risk Rating: Very low

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- 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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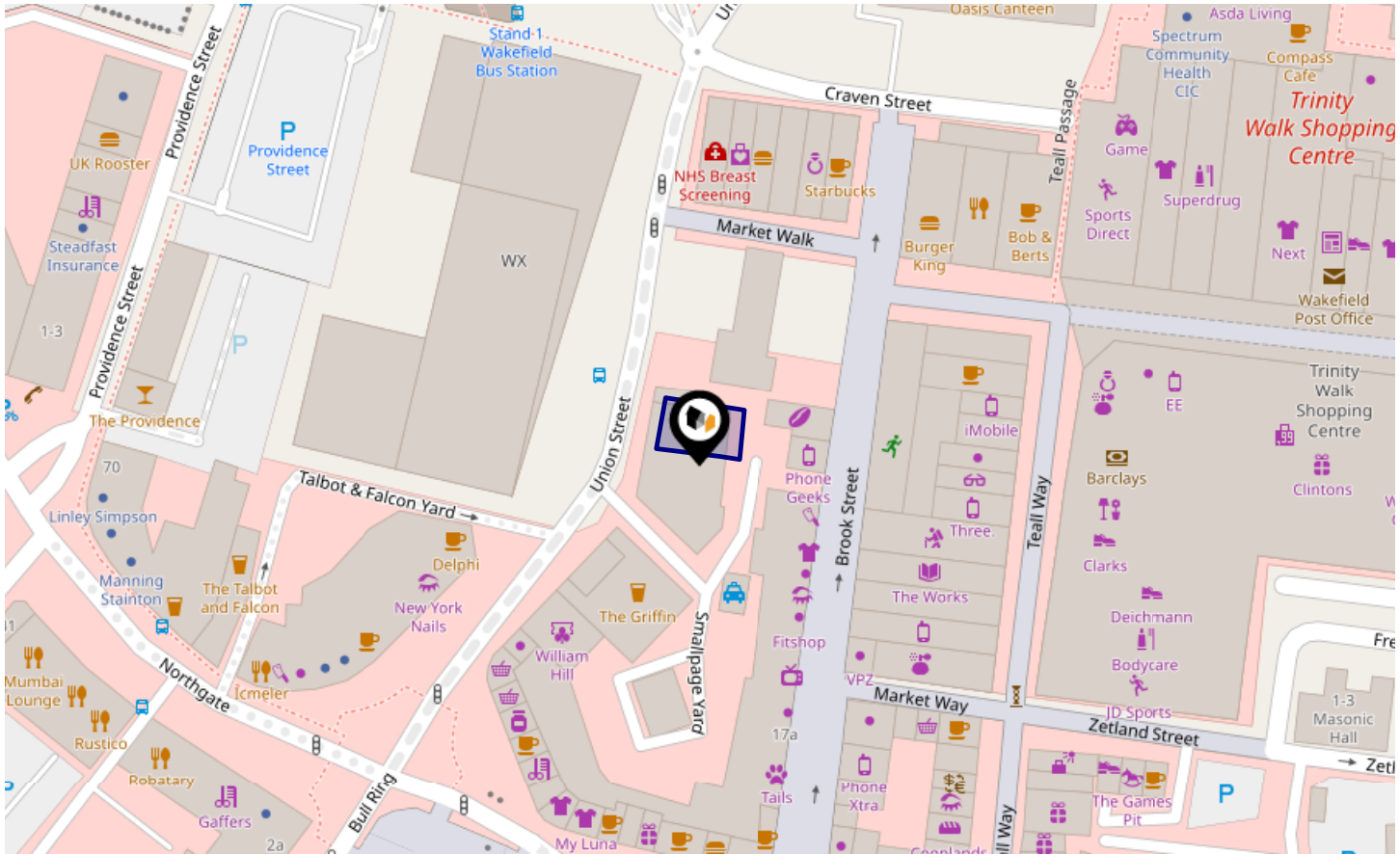
Chance of flooding to the following depths at this property:



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.
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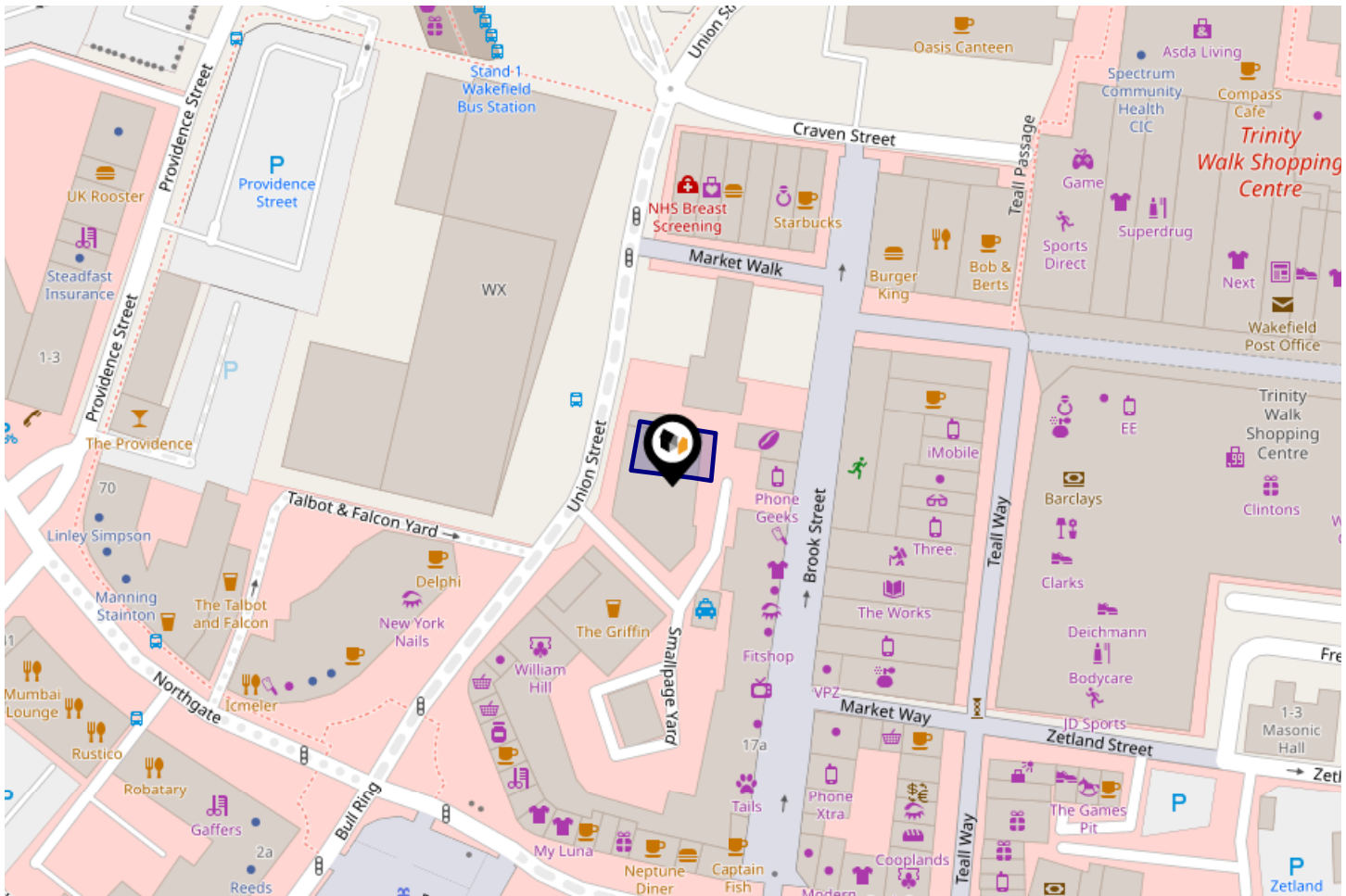
Chance of flooding to the following depths at this property:



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: 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:



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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



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/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.



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