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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th February 2025



SPEAK CLOSE, WAKEFIELD, WF1

Martin & Co

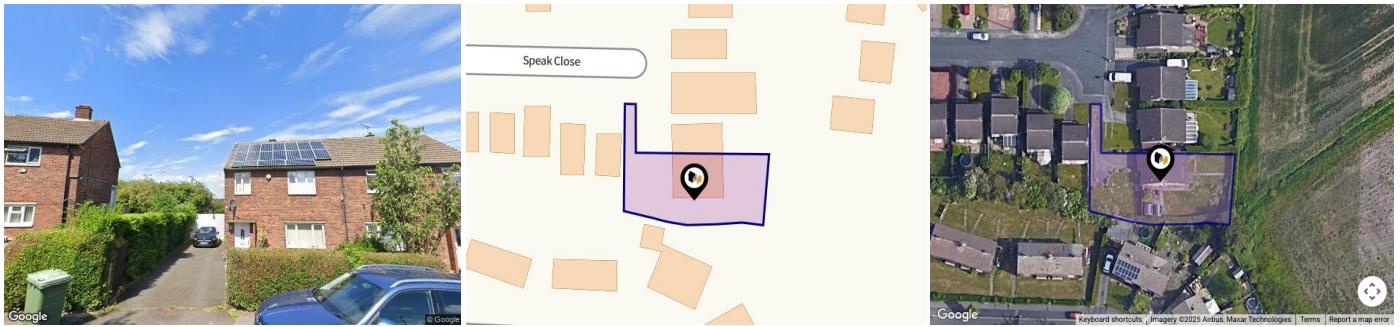
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<https://www.martinco.com/estate-agents-and-letting-agents/branch/wakefield>





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band B		
Annual Estimate:	£1,618		
Title Number:	WYK182233		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	41 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

WF1

Energy rating

G

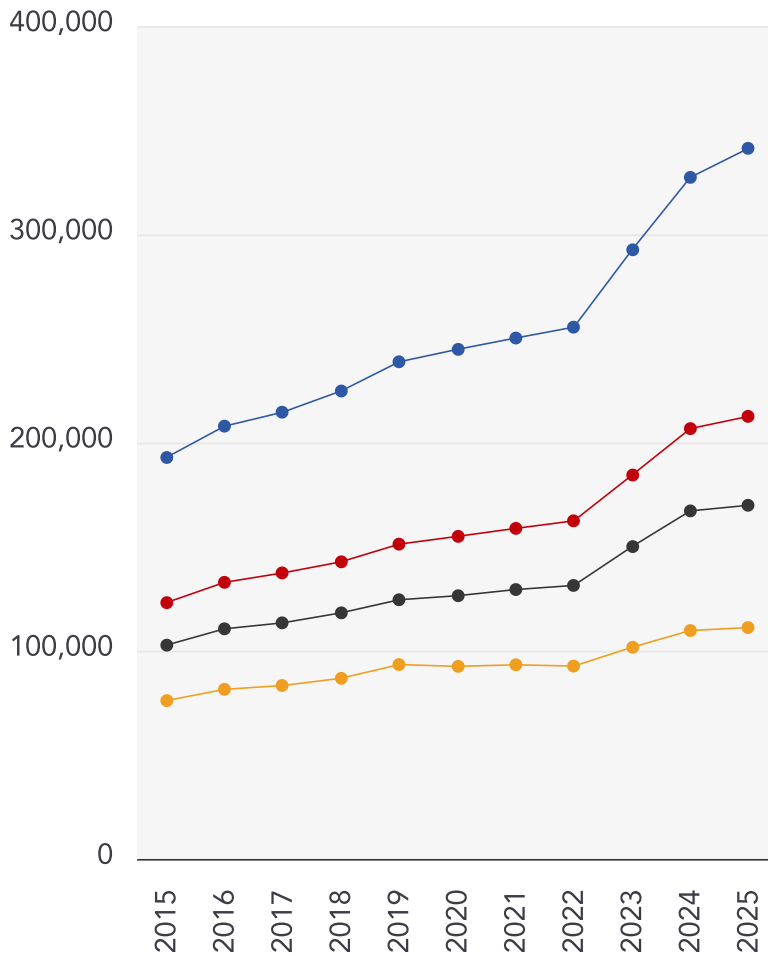
Valid until 25.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	← 8 G	

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Portable electric heaters assumed for most rooms
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²

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



Detached

+77.01%

Semi-Detached

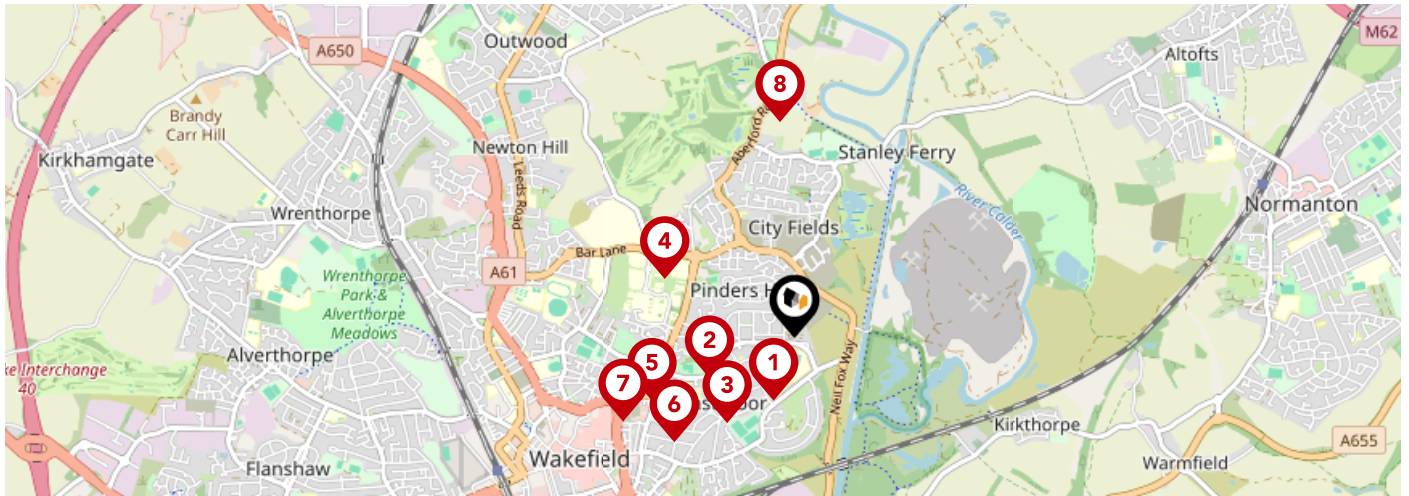
+72.69%

Terraced

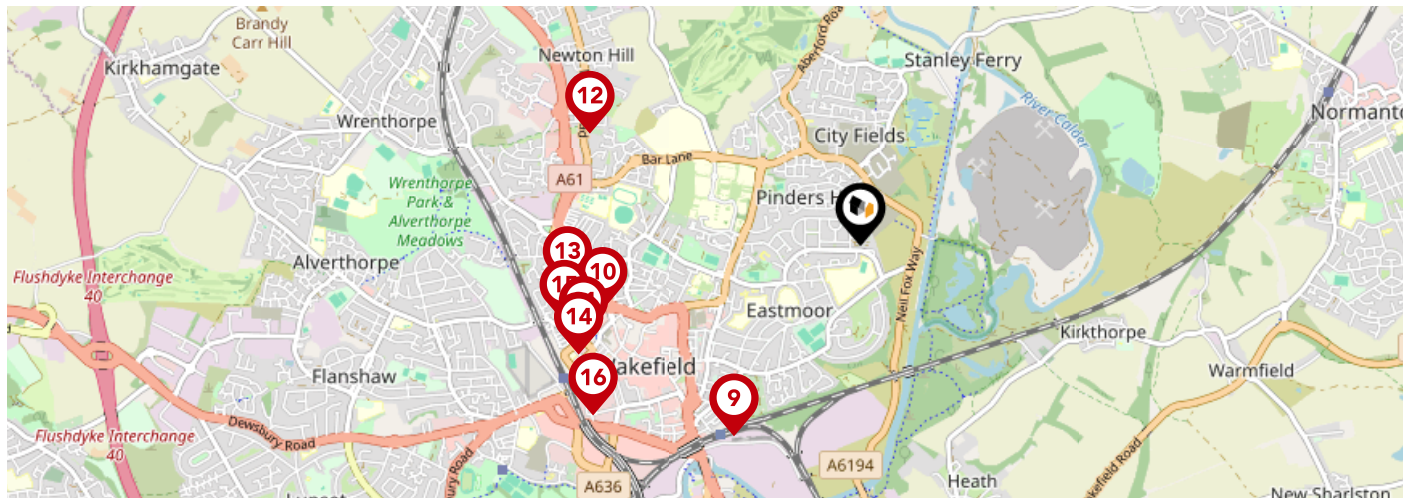
+65.43%









Flat

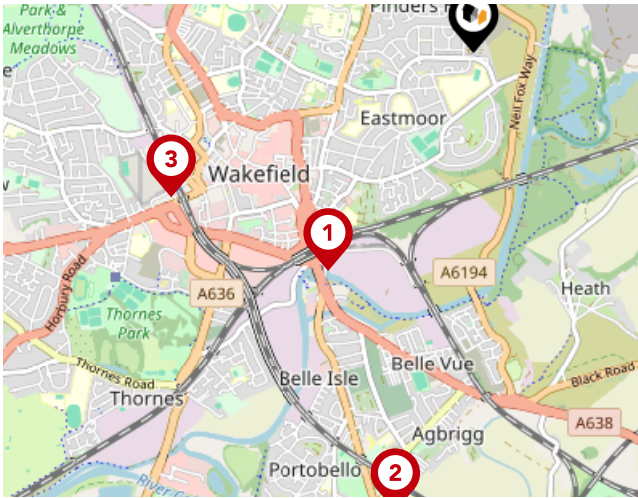
+46.13%



		Nursery	Primary	Secondary	College	Private
1	Outwood Academy City Fields Ofsted Rating: Good Pupils: 855 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ivy Lane School Ofsted Rating: Good Pupils: 29 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Outwood Primary Academy Park Hill Ofsted Rating: Good Pupils: 454 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meadowcroft School Ofsted Rating: Good Pupils: 119 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wakefield Pinders Primary (JIN) School Ofsted Rating: Good Pupils: 359 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Outwood Primary Academy Greenhill Ofsted Rating: Not Rated Pupils: 253 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Austin's Catholic Primary School Ofsted Rating: Good Pupils: 308 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stanley Grove Primary and Nursery Academy Ofsted Rating: Good Pupils: 233 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

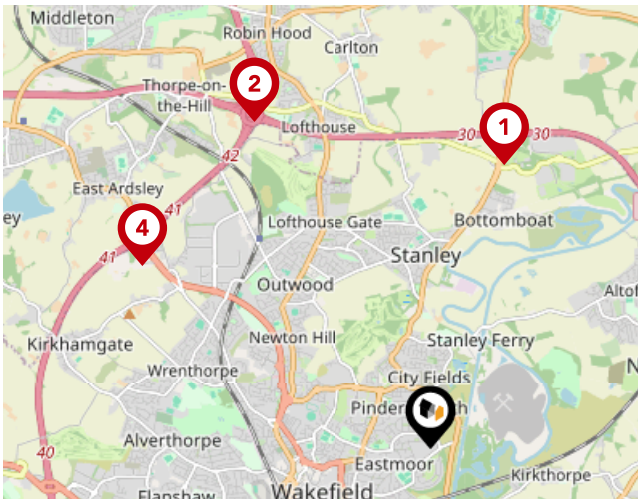


	Nursery	Primary	Secondary	College	Private
 Wakefield St Marys Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 247 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Queen Elizabeth Grammar School Ofsted Rating: Not Rated Pupils: 842 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wakefield Girls' High School Ofsted Rating: Not Rated Pupils: 734 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newton Hill Community School Ofsted Rating: Good Pupils: 302 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wakefield St Johns Church of England Voluntary Aided Junior and Infant School Ofsted Rating: Good Pupils: 207 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Heart of Yorkshire Education Group Ofsted Rating: Good Pupils:0 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wakefield Grammar Pre-Preparatory School Ofsted Rating: Not Rated Pupils: 192 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 CAPA College Ofsted Rating: Outstanding Pupils: 446 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



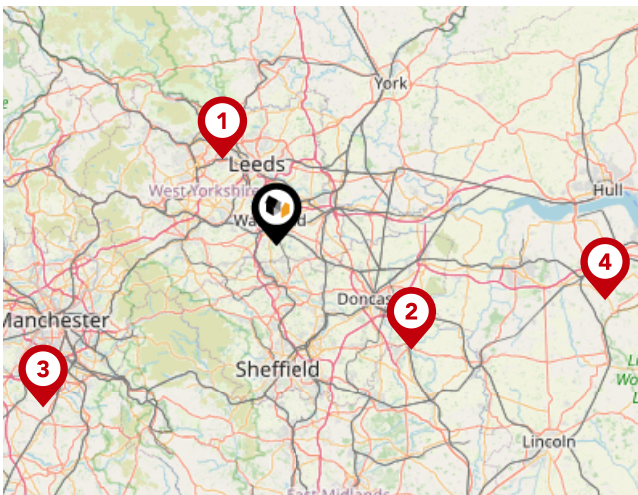
National Rail Stations

Pin	Name	Distance
1	Wakefield Kirkgate Rail Station	1.15 miles
2	Sandal & Agbrigg Rail Station	2.04 miles
3	Wakefield Westgate Rail Station	1.47 miles



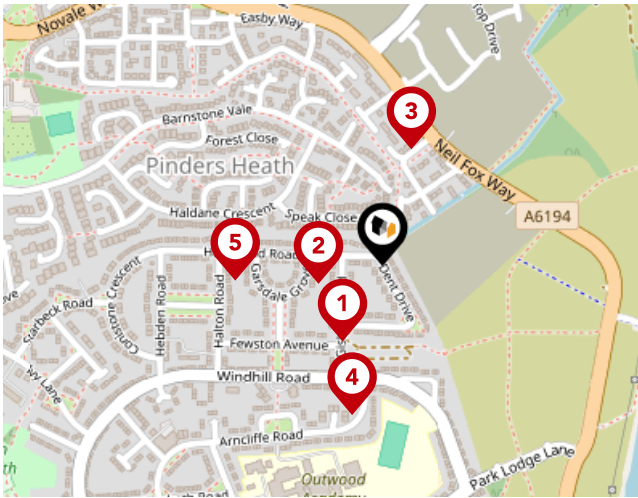
Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J30	2.57 miles
2	M1 J42	3.24 miles
3	M62 J29	3.26 miles
4	M1 J41	2.99 miles
5	M1 J39	3.77 miles



Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	14.38 miles
2	Finningley	24 miles
3	Manchester Airport	40.02 miles
4	Humberside Airport	46.75 miles



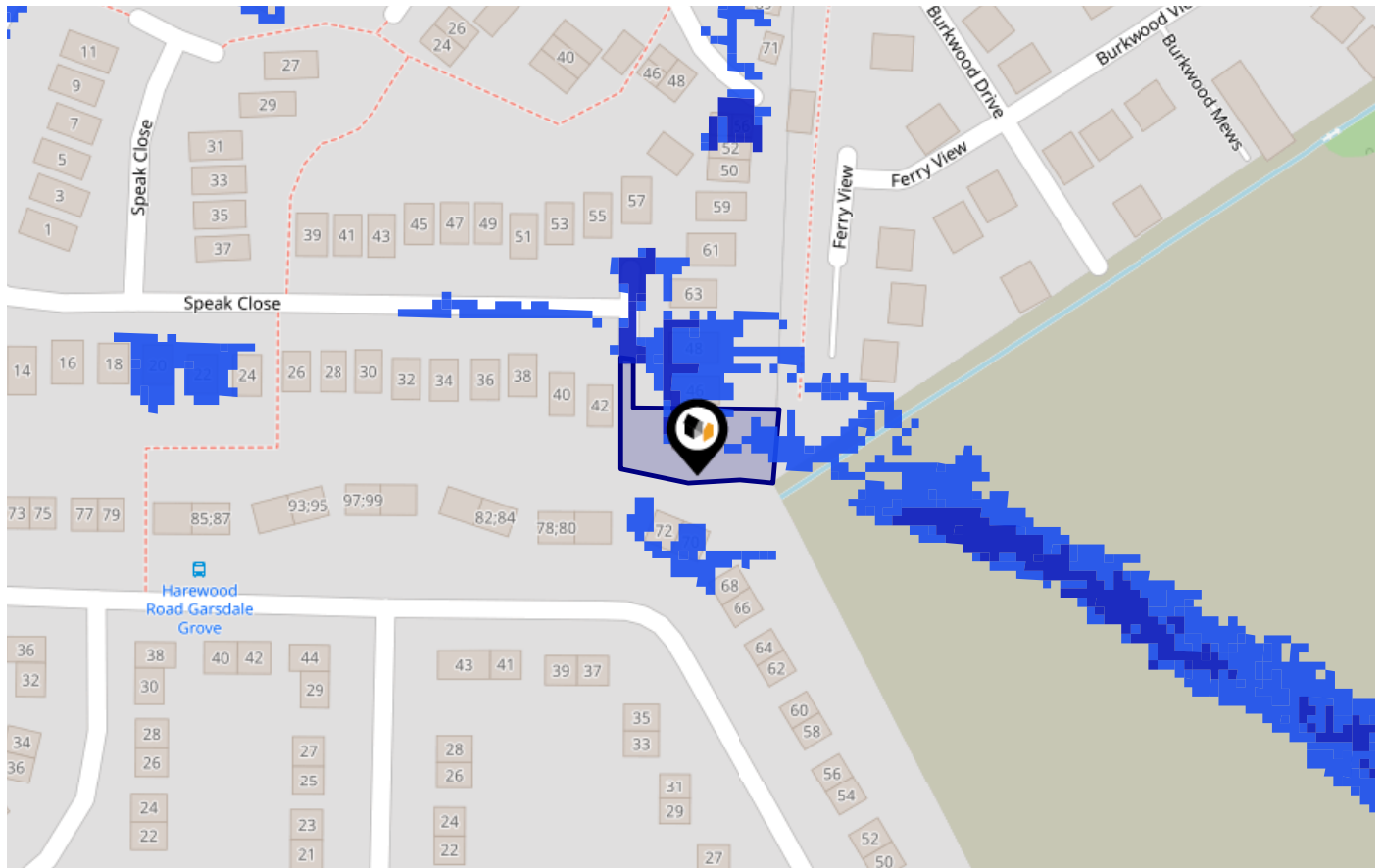
Bus Stops/Stations

Pin	Name	Distance
1	Gisburn Rd Dent Drive	0.09 miles
2	Harewood Road Garsdale Grove	0.07 miles
3	Swithens Close	0.13 miles
4	Gisburn Road	0.17 miles
5	Hareburn Rd Halton Road	0.16 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

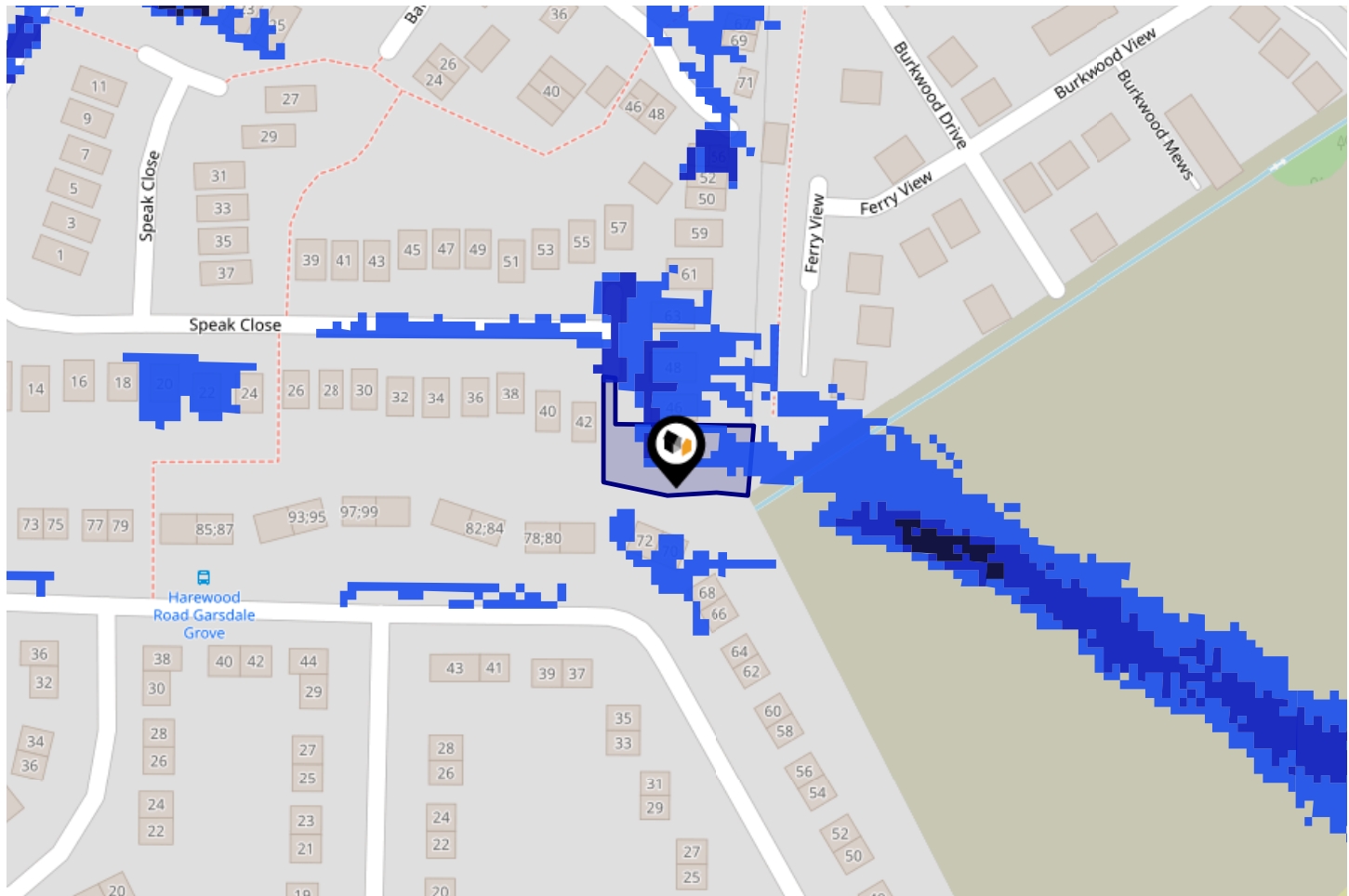
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

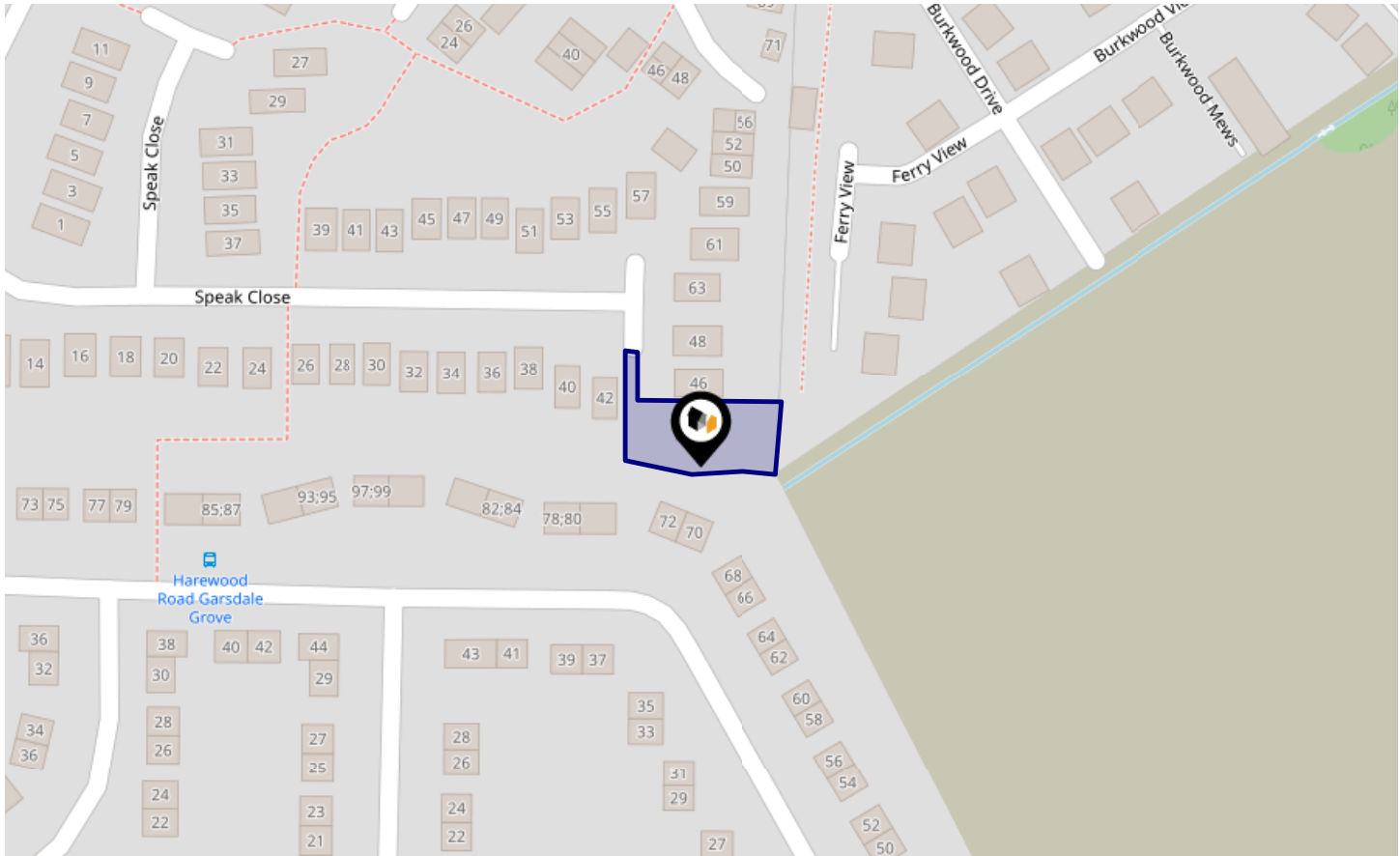
Chance of flooding to the following depths at this property:



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: Very low

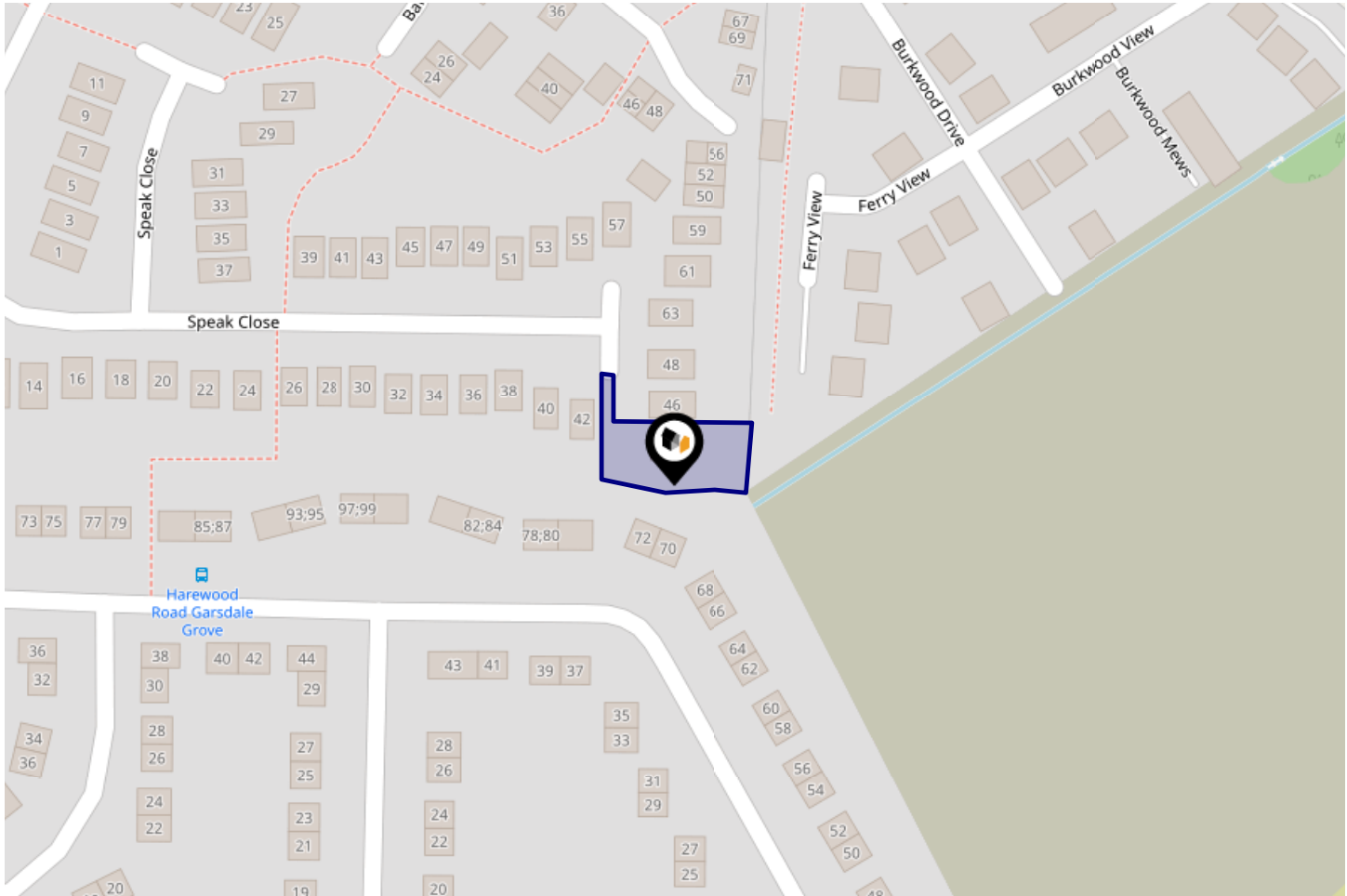
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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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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!



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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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