



Summer Lane, Barnsley, S75

£160,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

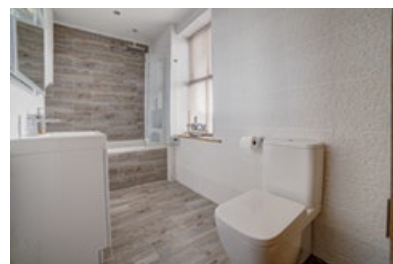
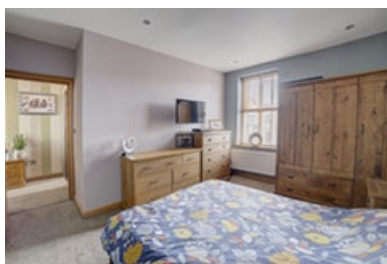
Housesimple are pleased to bring to the market this deceptively spacious 3 bedroomed large end terrace property situated in a sought after location and provides what we consider to be fantastic sized accommodation throughout which includes a converted attic bedroom. To the rear of the propert

Key features:

- Beautifully presented
- Modern fixtures and fittings
- Wonderful kitchen/diner
- Garage
- Three good sized bedrooms
- Close to local amenities
- Viewings highly recommend
- Low maintenance gardens to front and rear

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band A (£1107.26 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



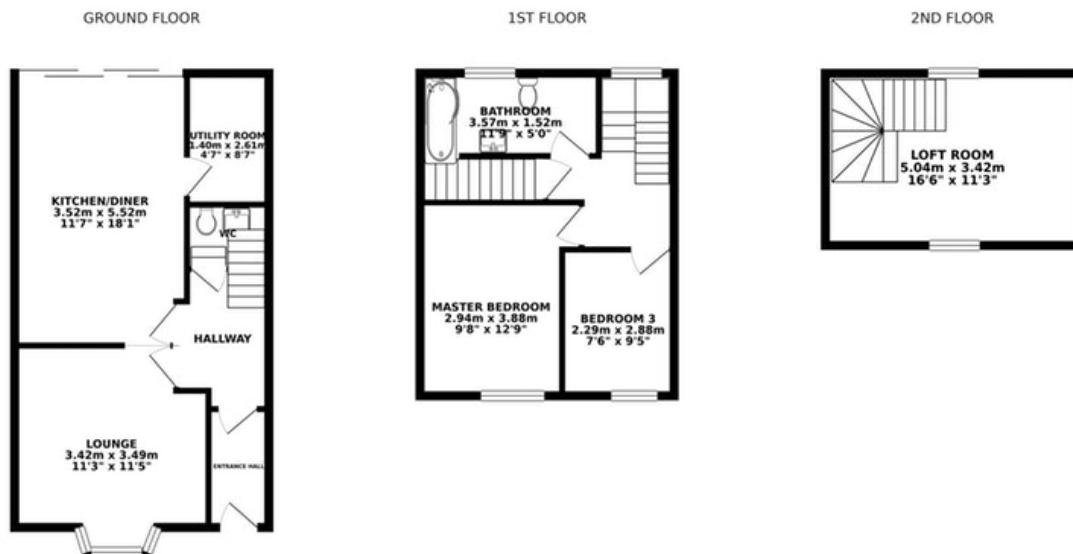
GUIDE PRICE £160,000 - £165,000

Deceptively spacious 3 bedroomed large end terrace property situated in a sought after location and provides what we consider to be fantastic sized accommodation throughout which includes a converted attic bedroom.

To the rear of the property is a garden area which is ideal for entertaining whilst the property is excellently served by amenities and transport links, including the town centre, Schools, Bus Station, Railway network and the M1 Motorway.

Ideal for a number of potential purchasers including the family, the property is well appointed throughout and is certainly deserving of an internal inspection. Having gas heating and oak framed double glazing, the accommodation on offer briefly comprises entrance hallway, downstairs cloakroom, lounge, kitchen/dining room with bi-folding doors leading out to the rear garden, and separate utility room. To the first-floor landing you will find two bedrooms, a beautifully appointed house bathroom and second-floor attic bedroom.

This property has not to be missed and has been completed to a very high standard, ready to move straight into.

Floor plan:

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate:

Energy Performance Certificate

106, Summer Lane, BARNSELEY, S75 2AB

Dwelling type: Mid-terrace house	Reference number: 0328-8968-7230-6961-9964
Date of assessment: 02 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 October 2019	Total floor area: 102 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 3,525
Over 3 years you could save	£ 1,284

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 243 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 1,284 over 3 years </div>
Heating	£ 2,856 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 327 over 3 years	£ 234 over 3 years	
Totals	£ 3,525	£ 2,241	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
58	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 684
2 Internal or external wall insulation	£4,000 - £14,000	£ 330
3 Floor insulation (suspended floor)	£800 - £1,200	£ 87

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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