



Greenside Lane, Barnsley, S74

£136,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

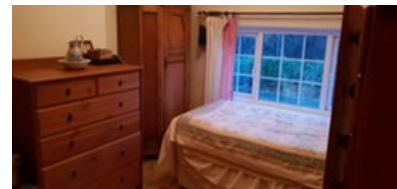
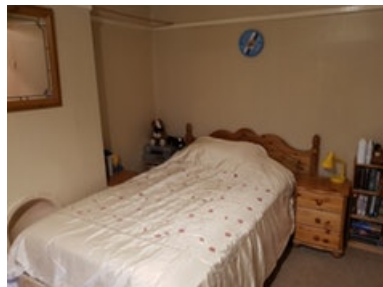
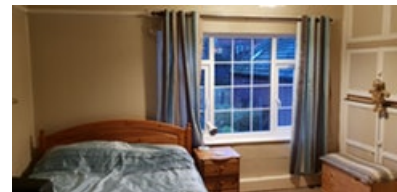
Great family home for buyers or an affordable Investment opportunity! Housesimple is delighted to bring to market this spacious 3 bedroom semi-detached brick built house on Greenside Lane. This property is priced to sell and briefly comprises of a modern kitchen diner, spacious

Key features:

- Modern Kitchen
- Three Bedrooms
- Perfect For A First Time Buyer
- Great Investment Opportunity
- Land

Extra info:

- **Property Age:** 74 years
- **Council Tax:** Band A (£1107.26 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Great family home for buyers or an affordable Investment opportunity!

Housesimple is delighted to bring to market this spacious 3 bedroom semi-detached brick built house on Greenside Lane.

This property is priced to sell and briefly comprises of a modern kitchen diner, spacious living room, added dining room, a family bathroom and 3 good size bedrooms.

The house is fully double glazed ,new front door ,cavitywall insulation, the heating /water is proved by a 4yr old combi boiler (the EPC shown is to be upgraded)

This property is Ideal for first time buyers or investors and is in a great location, being close to many local amenities. M1, Elsecar train station and regular public transport

Externally it comprises of a spacious garden with detached garage and plenty of out door space.

Book a viewing today on www.housesimple.com or call directly on 0330 111 0070.

Floor plan:

Energy Performance Certificate:

Energy Performance Certificate

2, Greenside Lane, Hoyland, BARNSELEY, S74 9PF

Dwelling type: Semi-detached house	Reference number: 8174-7823-2960-4573-3996
Date of assessment: 17 July 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 July 2014	Total floor area: 93 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:	£ 4,653
Over 3 years you could save	£ 2,880

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 2,880 over 3 years </div>
Heating	£ 2,898 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 1,551 over 3 years	£ 255 over 3 years	
Totals	£ 4,653	£ 1,773	

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

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: #0070c0;">40</td> <td style="font-size: 2em; color: #0070c0;">86</td> </tr> </table> <p style="font-size: x-small;">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.</p>	Current	Potential	40	86
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G						
Current	Potential											
40	86											

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 118
2 Cavity wall insulation	£500 - £1,500	£ 610
3 Floor insulation	£800 - £1,200	£ 157

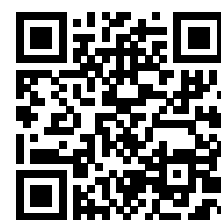
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). 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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