



New Road, Barnsley, S75

£230,000

None

Tenure: Freehold, **Bedrooms:** 4

HouseSimple is pleased to present this property in Barnsley.

Key features:

- Double Garage
- Front And Rear Garden
- Off-Road Parking For 6+ Cars
- Integrated Appliances
- Great Transport Links
- Sought After Location

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band C (£1476.35 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



We are delighted to offer for sale this spacious 4 bedroom detached family home. The property is situated on a generous plot up a short drive away from the main road, and benefits from well planned accommodation over 3 floors. An internal viewing is highly recommended !

Entering the property via the upvc entrance door leads you to the dining kitchen. The kitchen is fitted with a range of modern wall and base units with a plenty of work surface. Integrated appliances to remain include a four ring induction hob with an extractor and canopy above, fan assisted oven, and a concealed microwave. Plumbing for a washing machine and dishwasher are provided and the kitchen area is finished with a welsh slate floor and tiled splash back areas. The dining area accommodates a four seat dining table and has two contemporary radiators A double glazed window looks to the front and a door leads to the lounge.

The lounge is a great size, stairs climb to the first floor, and a further staircase descends to the lower ground floor bedroom. The focal point of the room is a large Victorian open fireplace, with a wooden mantle and tiled hearth. Double doors lead to the conservatory, and a window looks to the rear, and a further door leads to the second reception. The room is finished with solid oak flooring and a contemporary upright radiator.

The second reception room is dual aspect, with double glazed windows to the front and rear. A feature fireplace creates a focal point.

The p shaped conservatory is constructed of brick and double glazed units and provides room for a dining table, side furniture and seating. Double doors lead to the garden, and the room is finished with laminate wooden flooring.

The lower ground floor provides a generous sized bedroom, currently being used as an office, with double glazed windows to the side and a pine wooden flooring.

The first floor accommodation benefits 3 double bedrooms and the house bathroom. The master bedroom is dual aspect with fitted wardrobes to one wall and a door leading to the en-suite shower room.

The house bathroom is fully tiled and fitted with a modern white suite. The suite comprises a large Jacuzzi bath with a shower over, a contemporary porcelain and glass wash basin and a low level wc.

Externally the property provides a generous plot, with a low maintenance garden to the front, and a lawn to the rear. A double garage sits to the rear of the grounds accessed via a large driveway giving off street parking for 6+ cars.

Floor plan:



Energy Performance Certificate:

SAP

Energy Performance Certificate

**190, New Road
Staincross
BARNLSLEY
S75 6PP**

Dwelling type: Detached house
Date of assessment: 25 June 2010
Date of certificate: 28 June 2010
Reference number: 0471-2875-6365-9420-6191
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	45	49	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	443 kWh/m ² per year	412 kWh/m ² per year
Carbon dioxide emissions	6.6 tonnes per year	6.2 tonnes per year
Lighting	£92 per year	£46 per year
Heating	£1018 per year	£973 per year
Hot water	£100 per year	£100 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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