



North Road, Barnsley, S71

£160,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

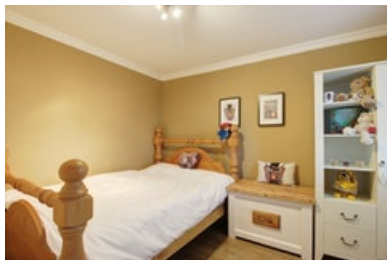
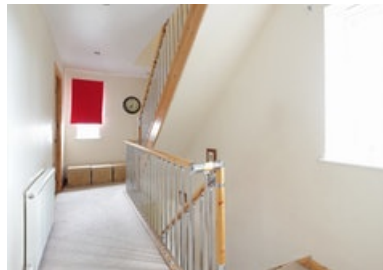
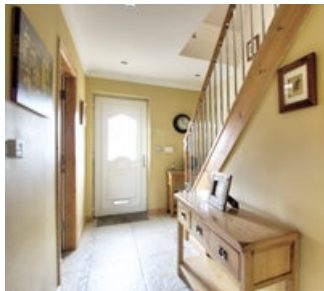
SUPERB DETACHED FAMILY HOME INDIVIDUALLY DESIGNED AND BUILT WITH GENEROUS ROOM SIZES AND AN EXCELLENT FINISH THROUGHOUT, PRIVATE REAR GARDEN AND DOUBLE GARAGE. BOOK A VIEWING ONLINE OR CALL OUR MAIN OFFICE ON 0330 111 0070. The property is situated towards the end of a quiet cul de sac within easy

Key features:

- Fantastic family Home
- Three good size Bedrooms
- Well presented throughout
- Modern Kitchen
- Enclosed garden
- Driveway and garage
- No chain Involved
- Zoned underfloor heating on Ground floor
- Potential to extend (subject to pp)

Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band C (£1476.35 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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The property is situated towards the end of a quiet cul de sac within easy access of local amenities and public transport links. The accommodation comprises entrance hallway, spacious and well presented living room and dining room, bespoke fitted kitchen and downstairs WC. To the first floor there are two double bedrooms and a modern family bathroom, to the second floor is a spacious master double bedroom. Underfloor heating, which is zoned on the ground floor and gas central heating with a recently installed boiler having 4yrs warranty remaining. Private rear garden and large double garage. Within walking distance of the park too. No onward chain involved

Entrance Hallway 6'7 x 13'6

Tiled floor with underfloor heating.

Lounge 15'2 x 12

Fantastic size living room with double glazed french doors to the garden, TV point wood flooring also with underfloor heating and Rear facing double glazed window.

Dining Room 13'8 x 12

Spacious and well presented dining room also with french doors to the garden, wood flooring and underfloor heating.

Downstairs WC

With low flush wc.

Kitchen 9'7 x 7'11

Bespoke fitted kitchen with a range of wall and base units, complementing worksurface and inset sink. Built in electric oven with gas hob and extractor over. Front facing double glazed window and ceramic tiled floor with underfloor heating.

First floor landing 6'7 x 15'11

A great open landing area with dual aspect double glazed windows and radiator to one wall.

Bathroom 8'2 x 8'5

A good size modern family bathroom with fitted suite in white comprising low flush wc, vanity hand wash basin and P shaped bath with shower system over. Recessed downlighters, extractor fan and heated ladder style chrome towel rail.

First Floor

Bedroom 15'5 x 9'11

Double bedroom with two rear facing double glazed windows, radiator to one wall.

Bedroom 8'4 x 11'3

Double bedroom with front facing double glazed window, laminate flooring and radiator.

Second floor

Master Bedroom 12'6 x 15'5

Spacious master double bedroom with three Velux windows, laminate floor and radiator. There is also bespoke fitted hanging space and drawers within the eaves space making best use of the area. Access to a separate WC having low flush wc and hand wash basin.

Outside

To the front is an attractive low maintenance garden with pebbled flower beds and driveway providing off road parking for two vehicles and leads to the garage. To the rear is an enclosed private garden with a lawn and patio area.

Garage 10'1 x 12'10

Garage 10'1" x 13'10"

Remote operated door and power/lighting.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

55a, North Road, Royston, BARNSELY, S71 4DE

Dwelling type: Detached house	Reference number: 2328-7045-6297-5571-9970
Date of assessment: 22 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 March 2019	Total floor area: 97 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:	£ 1,959
Over 3 years you could save	£ 186

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 216 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 186 over 3 years </div>
Heating	£ 1,326 over 3 years	£ 1,341 over 3 years	
Hot Water	£ 309 over 3 years	£ 216 over 3 years	
Totals	£ 1,959	£ 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>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>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;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">74</td> <td style="text-align: center;">86</td> </tr> </table>	Current	Potential	74	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							
Current	Potential												
74	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 Low energy lighting for all fixed outlets	£20	£ 93
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 846

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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