



## Lidgett Lane, Barnsley, S75

**£165,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

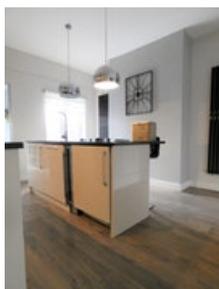
We are delighted to offer for sale this immaculately presented character mid terrace house. The property occupies a generous plot backing onto on to open countryside. Entering the property via the upvc entrance door leads to the spacious lounge. A window to the front allows ple

## Key features:

- 3 bedroom character mid terrace
- Stunning dining kitchen
- Spacious lounge
- Snug
- Large first floor bathroom
- Gas central heating
- Double Glazing
- 2 room storage cellar
- Large garden
- Off street parking

## Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band B (£1291.81 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



We are delighted to offer for sale this immaculately presented character mid terrace house. The property occupies a generous plot backing onto open countryside.

Entering the property via the upvc entrance door leads to the spacious lounge. A window to the front allows plenty of light, and a fireplace creates a focal point. Laminate flooring adds the finishing touch and a door with a glazed inset leads to the lobby, where the staircase descending to the cellar rooms can be found.

The dining kitchen is stunning, The kitchen area is fitted with an extensive range of high gloss wall and base units with contrasting work tops, including a central island with a four seat breakfast bar, and plenty of work surface. Integrated appliances include a five ring hob, with contemporary extractor and canopy above, and a double oven. Laminate wooden flooring, a contemporary vertical radiator and suspended lighting add the finishing touches. A opening leads to the snug and double doors lead to the rear garden. A further door with a glazed inset leads to the enclosed staircase climbing to the first floor.

The snug has double glazed double doors leading to the garden, and laminate wooden flooring. The snug could also be used as a dining room.

The first floor landing is spacious, with a contemporary glass balustrade, and doors leading to the bedrooms and house bathroom. The master bedroom has a lovely ambience, with laminate wooden flooring and a built in storage cupboard. The second bedroom faces the rear and has a lovely outlook. The house bathroom again is a great size. Fitted with a white suite including a bath, contemporary wash basin and a wc. A window looks to the side and the room is finished with a chrome finish heated towel rail and laminate wooden flooring.

The 2nd floor bedroom is accessed via a door leading to an enclosed staircase., from the first floor landing. The room is a spacious double, and a Velux window looks to the front.

The front of the property provides off street parking for 2 cars. The rear of the property benefits a generous low maintenance, and very private garden. The rear garden commences with a paved seating area, which in turn leads to a barked garden area. Wooden stairs lead to a large raised decked seating area from which you have a lovely open view.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**3, Woodland Villas, Lidgett Lane, Tankersley, BARNSELY, S75 3BW**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0743-2841-6350-9301-6945
<b>Date of assessment:</b> 09 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 10 May 2019	<b>Total floor area:</b> 90 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,705</b>
<b>Over 3 years you could save</b>	<b>£ 1,398</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 201 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save £ 1,398 over 3 years                 </div>
Heating	£ 3,144 over 3 years	£ 1,893 over 3 years	
Hot Water	£ 303 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 3,705</b>	<b>£ 2,307</b>	

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: #006400; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #90ee90;">(81-91) <b>B</b></td> <td style="background-color: #90ee90;">(69-80) <b>C</b></td> <td style="background-color: #ffff00;">(55-68) <b>D</b></td> <td style="background-color: #ffa500;">(39-54) <b>E</b></td> <td style="background-color: #ff4500;">(21-38) <b>F</b></td> <td style="background-color: #ff0000;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">53</td> <td style="font-size: 2em;">60</td> </tr> </table> <p>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	53	60
(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>						
Current	Potential											
53	60											

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	£ 714
2 Internal or external wall insulation	£4,000 - £14,000	£ 234
3 Floor insulation (suspended floor)	£800 - £1,200	£ 87

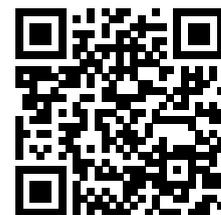
See page 3 for a full list of recommendations for this property.

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](http://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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