



## Stanley Road, Sunnyfields, Doncaster, DN5

**£105,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 2

A spacious home in a great location that can be moved into straight away with potential to extend.

## Key features:

- Well Presented Semi Detached
- Two Double Bedrooms
- No Onward Chain
- Drive & Garage
- South Facing Rear Garden
- Spacious Lounge
- Kitchen / Breakfast Room

## Extra info:

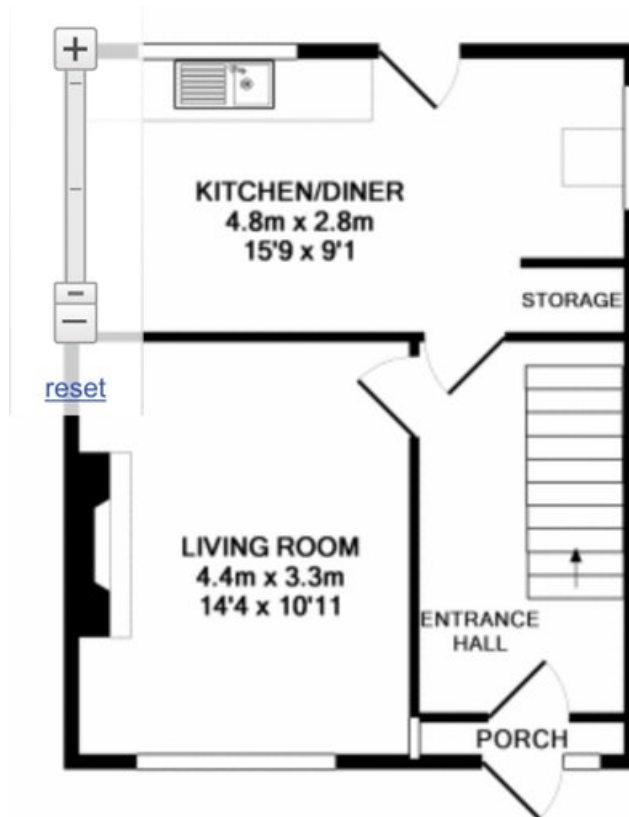
- **Property Age:** 79 years
- **Council Tax:** Band A (£1018.91 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Offered for sale with no onward chain and in a great location is this spacious Semi Detached House with potential to extend. Located in Sunnyfields and with great access to local amenities, schools and transport links being less than three miles to the A1 and Doncaster Town Centre.

The Property has an entrance hall, good sized lounge and a pleasant kitchen / breakfast room. The first floor has two double bedrooms and a family bathroom. Outside there is off road parking and a larger than average garage. The rear garden is enclosed and is south facing with a large lawned area and storage shed. An ideal purchase for a first time buyer or young couple.

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 37.6 SQ.M.  
(405 SQ.FT.)

## Energy Performance Certificate:

Energy Performance Certificate

**52, Stanley Road, DONCASTER, DN5 8RR**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0343-2845-7742-9096-6195
<b>Date of assessment:</b> 15 April 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 15 April 2016	<b>Total floor area:</b> 79 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>£ 3,525</b>
<b>Over 3 years you could save</b>	<b>£ 1,722</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 294 over 3 years	£ 159 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;">                     You could save £ 1,722 over 3 years                 </div>
<b>Heating</b>	£ 2,928 over 3 years	£ 1,437 over 3 years	
<b>Hot Water</b>	£ 303 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 3,525</b>	<b>£ 1,803</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**

Very energy efficient - lower running costs

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 519
2 Internal or external wall insulation	£4,000 - £14,000	£ 858
3 Floor insulation (suspended floor)	£800 - £1,200	£ 132

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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