

## Chatsworth Park Avenue, Sheffield, S12

**£125,000**

Offers in Excess of

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

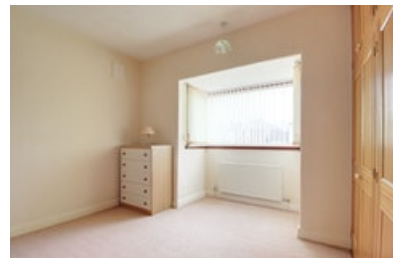
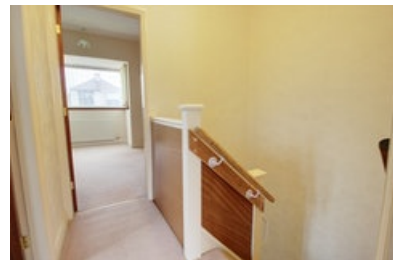
FANTASTIC OPPORTUNITY FOR A FIRST TIME BUYER OR COUPLE LOOKING FOR A WELL MAINTAINED PROPERTY THAT JUST NEEDS A BIT OF UPDATING TO PUT YOUR OWN STAMP ON IT! SITUATED IN A VERY POPULAR AREA WITH EASY ACCESS TO THE SUPERTRAM, LOCAL SHOPS AND MOTORWAY NETWORK. BOOK A VIEWING ONLINE OR CALL OUR OFFICE O

## Key features:

- Perfect for a first time buyer or professional couple
- Generous corner plot
- Two large double bedrooms
- Spacious dining kitchen
- Well presented living room
- Driveway and garage
- RECENTLY REDUCED
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN

## Extra info:

- **Property Age:** 64 years
- **Council Tax:** Band A (£1170.06 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



### **\*\* RECENTLY REDUCED - MOTIVATED VENDOR - INTERNAL VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN \*\***

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The property benefits from a generous corner plot with driveway and detached single garage, patio to the rear and block paving to the front and side, low maintenance. The accommodation comprises entrance porch, spacious entrance hallway with large understairs cupboard, good size kitchen diner, well presented bay windowed living room and two double bedrooms, bathroom with a white suite. Double glazed, alarmed and gas centrally heated, ready to move in a update as you go along. No chain involved.

## Entrance porch 6'3 x 2'7

Useful entrance porch for coats and shoes.

## Hallway 6'6 x 6'3

Nice open hallway with large understairs storage cupboard and staircase to the first floor. Radiator to one wall and access into the living room and kitchen.

## Kitchen Diner 13 x 10'5

A fantastic size kitchen diner with wall and base units inset sink, built in oven and electric hob. Rear facing double glazed window, radiator and Upvc door to the rear garden.

## Living room 13 x 10 plus bay

Well presented living room with front facing double glazed bay window, radiator to one wall and built in low level cupboards to each alcove of the chimney breast.

## First floor landing

## Bathroom 5'7 x 6

Central position with a white suite comprising low flush wc, pedestal hand wash basin and panelled bath. Radiator and side facing double glazed window.

## Bedroom one 11 x 10 upto wardrobes

Large double bedroom with front facing double glazed bay window, radiator and built in wardrobes along one wall.

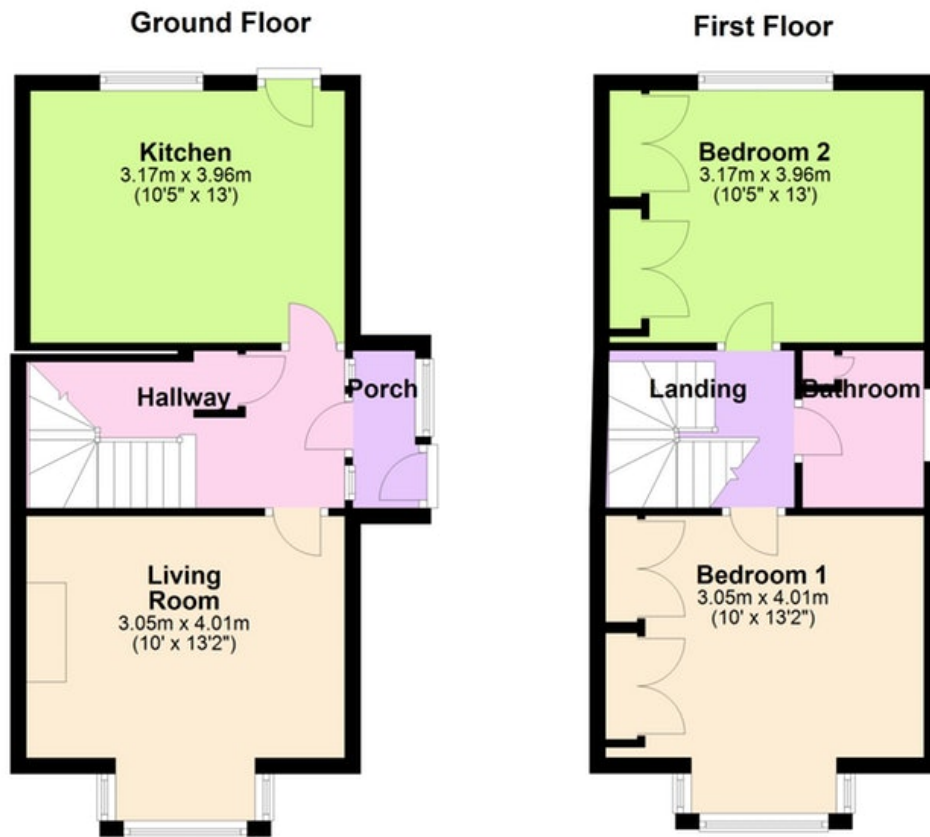
## Bedroom two 10'1 upto robes x 11

Large double bedroom also having built in wardrobes along one wall, rear facing double glazed window and radiator.

## Outside

The property has low maintenance block paving to the front and side with a private patio area to the rear. Driveway to the single garage which has a remotely operated door.

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**1, Chatsworth Park Avenue, SHEFFIELD, S12 2UA**

|   |   |
|---|---|
| <b>Dwelling type:</b> Semi-detached house | <b>Reference number:</b> 8641-7527-6880-3349-1922   |
| <b>Date of assessment:</b> 21 March 2019  | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 21 March 2019 | <b>Total floor area:</b> 68 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>£ 2,226</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 558</b>   |

| Estimated energy costs of this home |                      |                      |   |
|-------------------------------------|----------------------|----------------------|---|
|                                     | Current costs        | Potential costs      | Potential future savings  |
| <b>Lighting</b>                     | £ 156 over 3 years   | £ 156 over 3 years   | <div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 558 over 3 years                 </div> |
| <b>Heating</b>                      | £ 1,611 over 3 years | £ 1,311 over 3 years |   |
| <b>Hot Water</b>                    | £ 459 over 3 years   | £ 201 over 3 years   |   |
| <b>Totals</b>                       | <b>£ 2,226</b>       | <b>£ 1,668</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<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px;">Current</td> <td style="border: 1px solid black; padding: 2px;">Potential</td> </tr> <tr> <td style="border: 1px solid black; text-align: center;">64</td> <td style="border: 1px solid black; text-align: center;">85</td> </tr> </table> | Current | Potential | 64 | 85 | The graph shows the current energy efficiency of your home.<br>The higher the rating the lower your fuel bills are likely to be.<br>The potential rating shows the effect of undertaking the recommendations on page 3.<br>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).<br>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. |
| Current   | Potential  |         |           |    |    |   |
| 64  | 85   |         |           |    |    |   |

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

| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (suspended floor)        | £800 - £1,200   | £ 147                        |
| 2 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 297                        |
| 3 Solar water heating                       | £4,000 - £6,000 | £ 108                        |

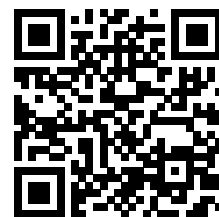
See page 3 for a full list of recommendations for this property.

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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