



Windsor Walk, South Anston, Sheffield, S25

£165,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

**** RECENTLY REDUCED - MOTIVATED VENDOR - INTERNAL VIEWING HIGHLY RECOMMENDED **** Housesimple are very pleased to present this beautiful family home set in the popular area of South Anston a well presented three bedroom semi detached home with a garage , occupying a corner position. Accommodati

Key features:

- corner position
- well presented throughout
- garage
- utility room
- modern bathroom
- kitchen-diner
- lounge with log burner
- ideal for first time buyers
- RECENTLY REDUCED
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band B (£1337.14 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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Housesimple are very pleased to present this beautiful family home set in the popular area of South Anston a well presented three bedroom semi detached home with a garage , occupying a corner position.

Accommodation comprises: entrance hall, lounge with log burner, fitted kitchen-diner with a contemporary range of base and wall units and range style cooker, useful utility room. first floor landing, three bedrooms and modern bathroom.

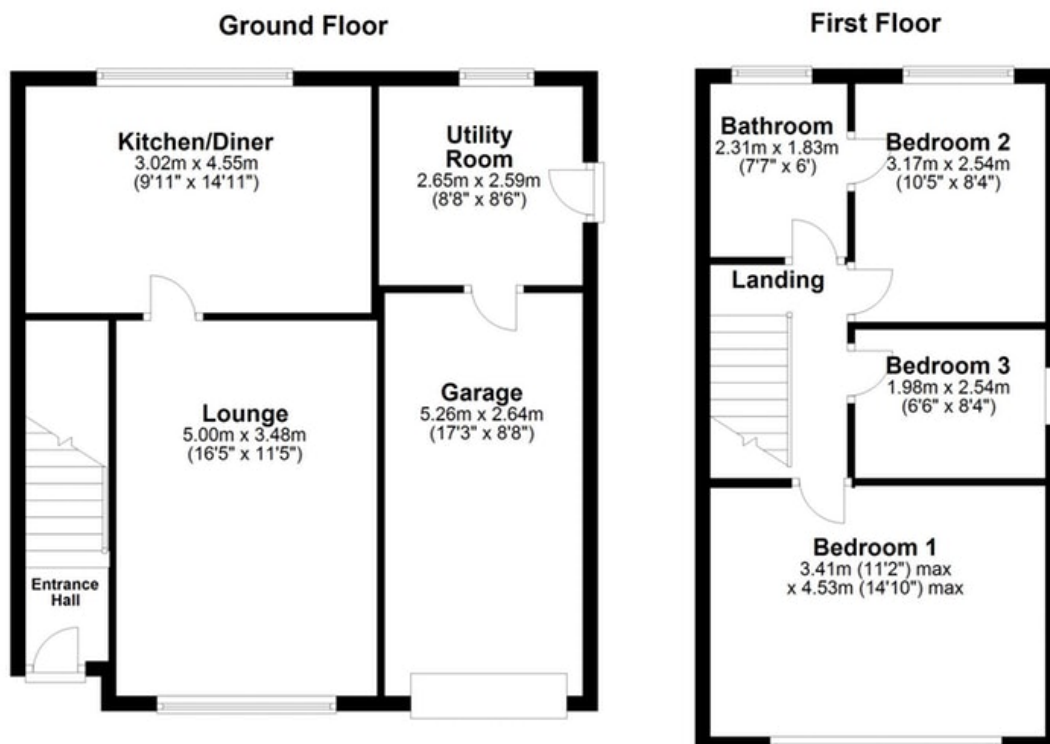
Outside to the front of the property is a driveway leading to the garage and the garden continues to the side and rear with lawn and hedging, patio area and shed.

Conveniently placed for local shops, pubs and schools in South Anston and with further amenities including supermarkets and restaurants available at nearby Dinnington

The property has the benefit of gas central heating, majority double glazing.

**** PERFECT FIRST TIME BUYER HOME - GAS CENTRAL HEATING - DOUBLE GLAZED ****

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

12, Windsor Walk, South Anston, SHEFFIELD, S25 5EL

Dwelling type: Semi-detached house	Reference number: 8795-6929-8430-9039-2926
Date of assessment: 21 January 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 January 2015	Total floor area: 79 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:	£ 2,253
Over 3 years you could save	£ 267

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 153 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 267 over 3 years</p> </div>
Heating	£ 1,713 over 3 years	£ 1,626 over 3 years	
Hot Water	£ 309 over 3 years	£ 207 over 3 years	
Totals	£ 2,253	£ 1,986	

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: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebc4f; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e67e22; color: white;">(39-54) E</td> <td style="background-color: #d35400; color: white;">(21-38) F</td> <td style="background-color: #c0392b; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-weight: bold;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 10px;"> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">69</td> <td style="font-size: 2em; font-weight: bold;">84</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	69	84	<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												
Not energy efficient - higher running costs																		
Current	Potential																	
69	84																	

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	£ 99
2 Low energy lighting for all fixed outlets	£20	£ 66
3 Solar water heating	£4,000 - £6,000	£ 99

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 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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