



Prince of Wales Road, Sheffield, S2

£90,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

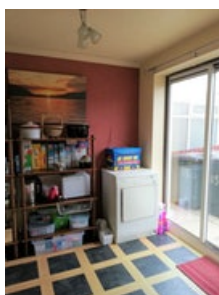
*** CHAIN FREE *** ***PERFECT FOR FIRST TIME BUYERS*** We are pleased to offer for sale, this well presented mid town house offering secure gated allocated parking to the rear. Ideal for those who are looking for something they can move in to straight away. The ground floor comprises of entr

Key features:

- Chain Free
- Close to local Amenities
- Kitchen/Diner
- Access to Rear via side of Property
- Perfect for First Time Buyers
- Gated Allocated Parking to Rear
- Close to local transport links

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band A (£1217.65 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Secure Gated Allocated Parking
- **Lease info:** 980 years remaining
Ground Rent: £50.00 per-annum
Maintenance: £225.00 per-year
Maintenance Company: Balmoral Grange



*** Guide price £90,000 to £100,000 ***

*** CHAIN FREE ***

PERFECT FOR FIRST TIME BUYERS

We are pleased to offer for sale, this well presented mid town house offering secure gated allocated parking to the rear. Ideal for those who are looking for something they can move in to straight away.

The ground floor comprises of entrance porch, spacious lounge and modern kitchen/diner, which gives access to the low maintenance garden.

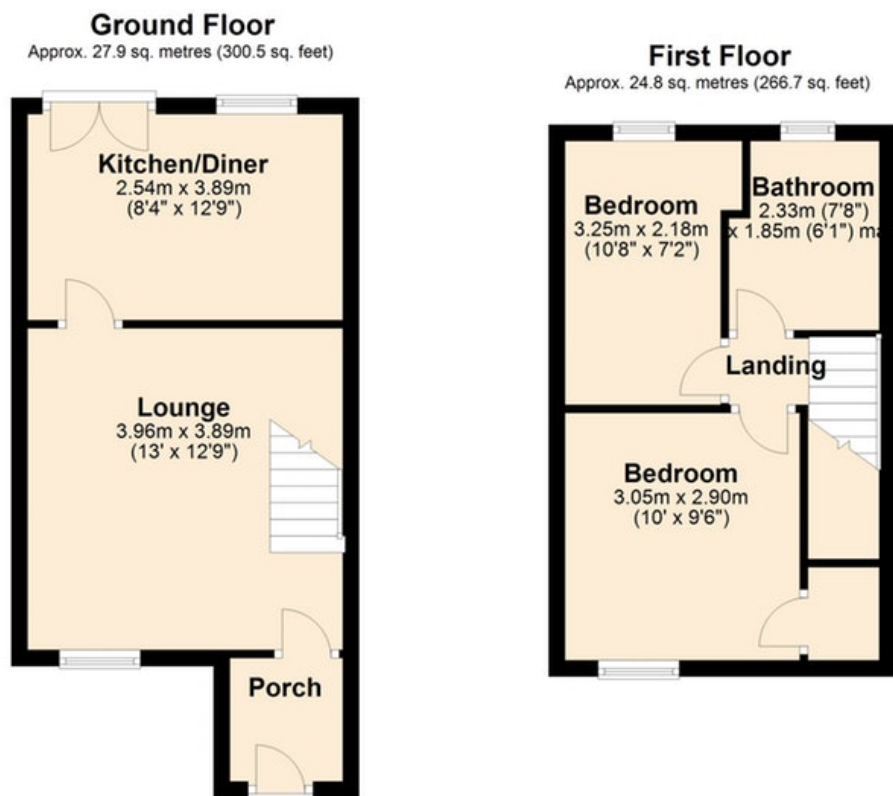
The first floor offers two bedrooms and a family bathroom.

The property also benefits from having a fully boarded loft.

Externally there is an easy to maintain rear garden and side access to the front of the property.

Located close to local amenities and commuter routes. Early viewing is a must to avoid missing out!

Floor plan:



Total area: approx. 52.7 sq. metres (567.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

115, Prince of Wales Road, SHEFFIELD, S2 1EZ

Dwelling type: Mid-terrace house	Reference number: 0628-9047-7234-6731-7960
Date of assessment: 02 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 April 2019	Total floor area: 54 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:	£ 1,551
Over 3 years you could save	£ 195

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 195 over 3 years </div>
Heating	£ 942 over 3 years	£ 967 over 3 years	
Hot Water	£ 459 over 3 years	£ 219 over 3 years	
Totals	£ 1,551	£ 1,356	

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: #8ebf42; 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: #f4cccc; color: white;">(39-54) E</td> <td style="background-color: #f4cccc; color: white;">(21-38) F</td> <td style="background-color: #f4cccc; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #d9e1f2; color: green; font-size: 2em;">70</td> <td colspan="3"></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				70				Current	Potential	88	<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												
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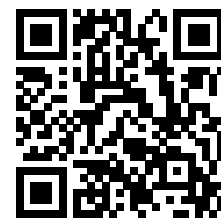
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase hot water cylinder insulation	£15 - £30	£ 69
2 Solar water heating	£4,000 - £6,000	£ 126
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882

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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