

Heaton Gardens, Doncaster, DN12

£169,950

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

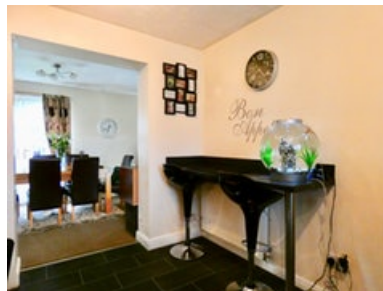
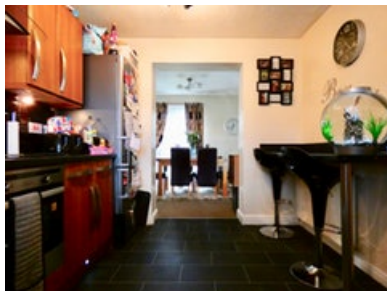
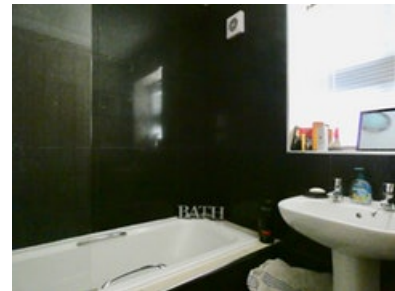
HouseSimple are delighted to present this Unique Three Bed Semi Detached House located in Doncaster, the property offers modern family living at an affordable price. The property comprises : Three bedrooms, downstairs bathroom with bath, family bathroom with bath, living room

Key features:

- Ideal Family Home
- Three Bedrooms
- Recent Extension
- Two Bathrooms
- Kitchen With Breakfast Bar
- Enclosed Garden
- Driveway With Garage
- Close To Local Amenities
- Cul De Sac Location

Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band C (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



HouseSimple are delighted to present this Unique Three Bed Semi Detached House located in Doncaster, the property offers modern family living at an affordable price. The property comprises : Three bedrooms, downstairs bathroom with bath, family bathroom with bath, living room, dining/living room, utility room, kitchen with breakfast bar, enclosed rear garden & single garage with a private driveway, close to local amenities, schools catchment area, a short drive to Doncaster town & motorway networks. Ideal family home, viewing highly recommended.

Entrance Hall

Entering the property through to the hallway, single radiator, coat hooks & double glazed window.

Living Room

Well presented Living Room with power points, TV point, large single radiator, double glazed window with

Well presented living room with power points, TV point, large single radiator, double glazed window with feature fireplace.

Kitchen

Modern Kitchen with breakfast bar, built in oven & gas hob, ample room for additional appliances, power points & double glazed window.

Utility Room

Utility Room comprising of storage space, power points, plumbing for washing machine & access to the side of the property.

Dining/Living Room

Open plan extension leading to the kitchen, single radiator, power points, TV points, double glazed windows & patio doors leading to the rear garden/decking area.

Master Bedroom

Master Double Bedroom, built in wardrobes, double glazed window, single radiator, power points & TV point.

Downstairs Bathroom

downstairs bathroom with bath & over shower, wash basin, toilet, heated towel rail & double glazed frosted window.

Family Bathroom

Bath with over shower, toilet, wash basin, heated towel rail & double glazed frosted window.

Bedroom Two

Double bedroom, double glazed window, power points & single radiator.

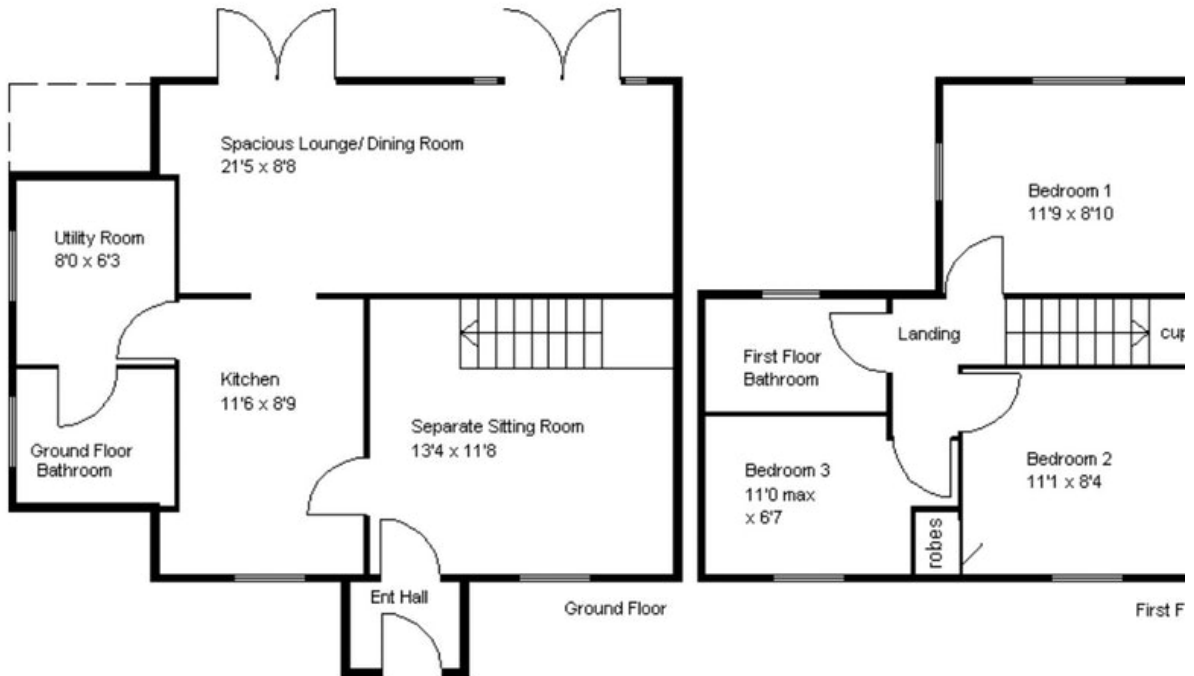
Bedroom Three

Single bedroom, double glazed window, power points & single radiator.

Outside

Large well presented enclosed rear garden, decking area, private driveway with single detached garage with footings in place to convert to a double

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

28, Heaton Gardens, Edlington, DONCASTER, DN12 1SY

Dwelling type: Semi-detached house	Reference number: 0218-1008-7218-0202-8914
Date of assessment: 09 August 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 August 2012	Total floor area: 90 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:	£ 2,130
Over 3 years you could save	£ 429

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 429 over 3 years</p> </div>
Heating	£ 1,401 over 3 years	£ 1,350 over 3 years	
Hot Water	£ 450 over 3 years	£ 201 over 3 years	
Totals	£ 2,130	£ 1,701	

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 style="font-size: xx-small;">Very energy efficient - lower running costs</p> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p>	<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>
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Top actions you can take to save money and make your home more efficient

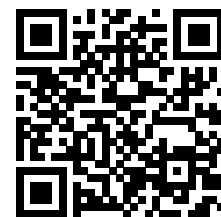
Recommended measures	Indicative cost	Typical savings over 3 years
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 48
2 Low energy lighting for all fixed outlets	£55	£ 105
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 174

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.

MISREPRESENTATION ACT, 1967.

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