



## Woodside Walk, Rotherham, S61

**£80,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

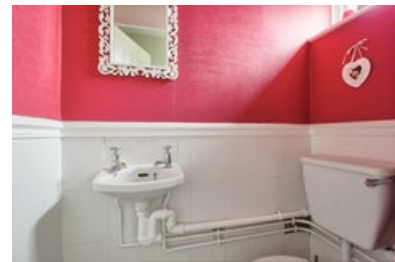
\*\*\* Guide Price of £80,000 to £90,000 \*\*\* Fantastic buy for a first time buyer or young family alike is this well presented three bedroom mid town house with easy access to local shops and amenities, public transport links and access to the motorway network. The property has been well m

## Key features:

- Spacious and Well presented Town house
- Ideal for a first time buyer or young couple
- Popular location easy access to the shops
- Close to local amenities and public transport links
- Walking distance of the Wentworth estate
- Driveway to the front for off road parking
- Lovely rear garden

## Extra info:

- **Property Age:** 54 years
- **Council Tax:** Band A (£1146.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



### \*\*\* Guide Price of £80,000 to £90,000 \*\*\*

Fantastic buy for a first time buyer or young family alike is this well presented three bedroom mid town house with easy access to local shops and amenities, public transport links and access to the motorway network. The property has been well maintained over recent years with a modern fitted kitchen and bathroom. Double glazed and gas central heating, ready to move in!

The accommodation in brief comprises entrance porch to the front with large storage area to the side, well presented and spacious living room, inner hallway with access to the fantastic modern kitchen diner with built in wall and base units and appliances. Downstairs wc and staircase to the first floor. To the first floor there are two double bedrooms and a generous single bedroom, modern family bathroom. To the rear are lovely far reaching views which must be seen to be appreciated. To the outside the property benefits from having a double width driveway for off road parking and to the rear is a beautiful low maintenance landscaped garden with raised flower beds, astro turfing and pebbled decorative beds. Enclosed all round by wooden fencing.

Entrance Porch 4'3 x 6

## Entrance porch 4'3 x 6

uPVC door provides access into the porch, with side facing double glazed window and access to a large cloak cupboard

Store 3'10 x 6'2

Useful area for boots and coats.

Downstairs wc 2'7 x 4'8

With low flush wc and hand wash basin. Double glazed window.

Living room 15'8 x 10'10

Well presented and spacious living room with front facing double glazed window, radiator and TV point.

Kitchen diner 9'4 x 18'1

A superb size and modern kitchen diner with wall and base units, inset sink and built in oven with hob and extractor. Rear facing double glazed window, wood effect flooring and radiator.

First floor Landing 6'1 x 12'11

Bedroom one 9'8 x 14'3

Double bedroom with double glazed window and radiator. recess for wardrobes.

Bedroom two 9'4 x 15

Double bedroom two with double glazed window and radiator. Space for wardrobes.

Bedroom three 6'8 x 9'11

A good size single bedroom with front facing double glazed window and radiator.

Bathroom 6'8 x 6'3

Modern bathroom suite in white comprising low flush wc, pedestal hand wash basin and panelled bath with shower over. Chrome effect ladder style heated towel rail.

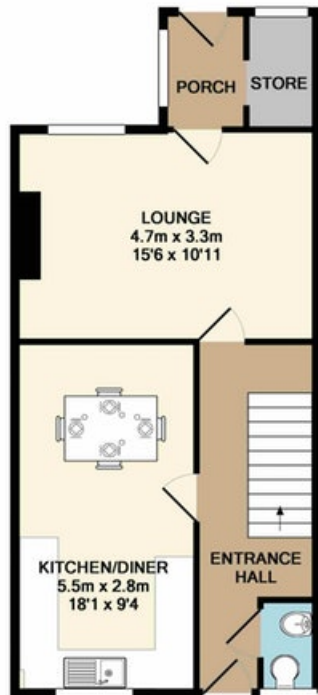
## Outside

To the front there is a driveway providing off road parking for two vehicles and to the rear is a lovely landscaped garden with raised beds, pebbled areas and astro turfing.

## Directions

When travelling up Wagon Road with Briery Walk on your left, take the first right after Briery Walk on to Woodside Walk. Property is on your right.

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 45.5 SQ.M.  
(490 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.3 SQ.M.  
(445 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.8 SQ.M. (934 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019



## Energy Performance Certificate:

**Energy Performance Certificate**

**6, Woodside Walk, ROTHERHAM, S61 4QZ**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0378-5044-7267-3535-7934
<b>Date of assessment:</b> 03 March 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 04 March 2015	<b>Total floor area:</b> 86 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>£ 2,418</b>
<b>Over 3 years you could save</b>	<b>£ 474</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 291 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 474 over 3 years                 </div>
<b>Heating</b>	£ 1,809 over 3 years	£ 1,563 over 3 years	
<b>Hot Water</b>	£ 318 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,418</b>	<b>£ 1,944</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**

	Current	Potential
	<div style="background-color: #ffc107; border: 1px solid black; padding: 2px; border-radius: 50%; display: inline-block;">67</div>	<div style="background-color: #28a745; border: 1px solid black; padding: 2px; border-radius: 50%; display: inline-block;">84</div>

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 Increase loft insulation to 270 mm	£100 - £350	£ 177
2 Floor insulation (suspended floor)	£800 - £1,200	£ 90
3 Low energy lighting for all fixed outlets	£35	£ 105

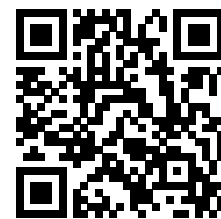
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code