



Long Causeway, Barnsley, S71

£165,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS SPACIOUS THREE DOUBLE BEDROOM DORMER BUNGALOW WITH MODERN DECOR THROUGHOUT, SO READY TO MOVE IN! PLEASE CALL OUR MAIN OFFICE ON 0330 111 0070 OR BOOK ONLINE TO AVOID MISSING OUT. The property is located on a popular road within the residential s

Key features:

- Beautifully presented throughout
- Three double bedrooms
- Driveway and private garden
- Modern bespoke fitted kitchen
- No chain Involved

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band B (£1361.71 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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The property is located on a popular road within the residential suburb of Monk Bretton, with easy access to local amenities and public transport links. The accommodation comprises beautiful bespoke fitted kitchen with solid wood frontage and built in appliances, spacious and well presented living room, dining room, bathroom and bedroom one on the ground floor. To the first floor there are two generous size double bedrooms with far reaching views. To the outside there is an attractive low maintenance front garden with gated driveway providing ample off road parking for numerous vehicles and leads to the single garage. A secure gate leads into the private rear garden with lawn and decked sun terrace.

Kitchen/Breakfast room 8'5 x 13'2

A good size kitchen with a range of beautiful bespoke cabinets and complementing work surface, inset sink and built in double oven, gas hob with extractor over. Breakfast bar and display cabinet to one wall. Dual aspect double glazed windows and radiator to one wall.

Living room 12 x 16'3

A well presented bay windowed front living room with feature fireplace, TV point and radiator to one wall. Glazed and fretted double doors lead into the dining room.

Dining room 12'11 x 8

Lovely dining room having french doors leading into the garden, staircase to the first floor and access to the ground floor bedroom and bathroom. Radiator to one wall and understairs storage cupboard.

Bedroom One 11'8 x 10'3

Double bedroom with rear facing double glazed window and radiator.

Bathroom 5'3 x 8'4

A good size bathroom with fitted suite in white comprising low flush wc, pedestal hand wash basin and panelled

bath with shower over. Side facing double glazed window and radiator.

First Floor

To the first floor there is a long landing area providing access to the two double bedrooms.

Bedroom Two 9 x 14'11

Spacious double bedroom with rear facing double glazed window and far reaching views, radiator to one wall. Access to a large eaves storage area too.

Bedroom Three 11 x 11'5 widest point

Double bedroom three with rear facing double glazed window and views, radiator to one wall.

Outside

To the front of the property there is an attractive low maintenance garden and gated driveway which provides ample off road parking for numerous vehicles and leads to the detached single garage. A side gate provides access into the enclosed rear garden which has a great deal of privacy and is mainly laid to lawn with a timber decked sun terrace.

Floor plan:

□

Energy Performance Certificate:

Energy Performance Certificate

47, Long Causeway, BARNSELEY, S71 2JB

Dwelling type: Semi-detached bungalow	Reference number: 0219-2824-7654-9301-2581
Date of assessment: 04 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 May 2019	Total floor area: 87 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:	£ 1,974
Over 3 years you could save	£ 240

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 240 over 3 years </div>
Heating	£ 1,485 over 3 years	£ 1,326 over 3 years	
Hot Water	£ 300 over 3 years	£ 219 over 3 years	
Totals	£ 1,974	£ 1,734	

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
 (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
72	86

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.

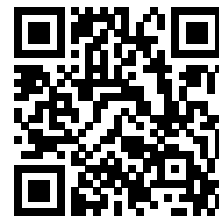
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 156
2 Solar water heating	£4,000 - £6,000	£ 81
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 846

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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