

Pleasant Avenue, Barnsley, S72

£125,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

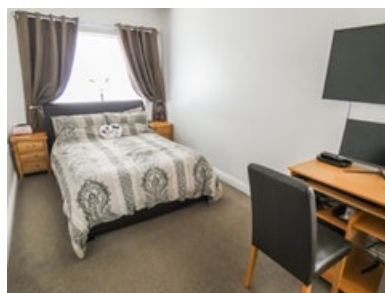
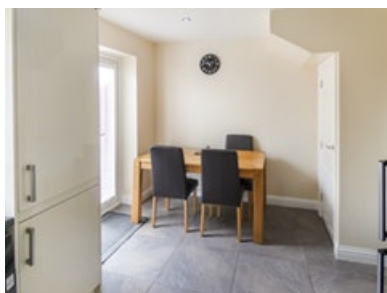
Housesimple are proud to present to the market this modern, spacious and very well presented family home. Boasting three good size bedrooms, modern dining kitchen, block paved driveway and enclosed rear garden. Only by an internal inspection can the quality of accommodation be truly appreciated.&nbs

Key features:

- Three bedrooms
- Detached Garage
- Well Presented
- Modern Fixtures and Fittings
- Viewings Highly Recommended
- Close to Local Amenities
- Ideal for a growing Family or First Time Buyer
- Private gated drive

Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band B (£1361.71 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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Ground Floor

Lounge 5.26m x 3.48m (17'3" x 11'5")

A double glazed entrance door opens into the spacious lounge. This well-presented room features a double glazed window overlooking the front elevation, central heating radiator,

Dining Kitchen 2.97m x 4.52m (9'9" x 14'10")

Exceptionally well-presented kitchen area boasting a wide range of matching wall and base units in white with complimentary worktops incorporating an electric oven, gas hob and extractor hood, stainless steel sink unit. The dining area boasts a generous size under stairs storage cupboard, central heating radiator and double glazed patio doors lead into the rear garden and allowing for generous levels of natural light.

Downstairs WC 3.13m x 2.01m (10'3" x 6'7")

A generous size downstairs cloakroom fitted with a modern two-piece suite in white, tiled floor, central heating radiator and double glazed window.

First floor

Landing

With doors providing access to all three bedrooms and the family bathroom, access to the loft which is part boarded and houses the Worcester Bosch boiler and central heating radiator.

Master Bedroom 5.26m x 2.41m (17'3" x 7'11")

A front facing master bedroom with double glazed window central heating radiator.

Bedroom Two 3.66m x 2.01m (12'0" x 6'7")

A rear facing room with double glazed window overlooking the rear garden, central heating radiator.

Bedroom Three 2.74m x 2.39m (9'0" x 7'10")

A front facing room with double glazing window with central heating radiator

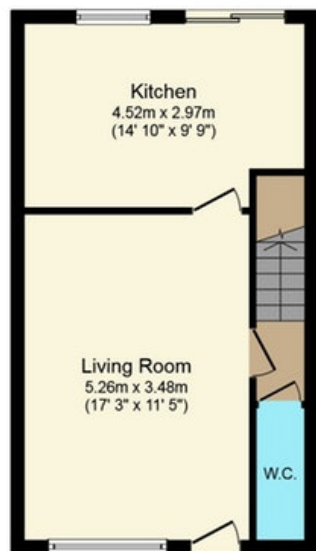
Family Bathroom 1.68m x 1.83m (5'6" x 6'0")

A luxurious and very modern bathroom fitted with a three piece suite comprising of a low flush WC, pedestal wash hand basin and bath with Mira electric shower over. The room boasts fully tiled walls and floor, chrome towel rail and downlights to the ceiling.

Outside

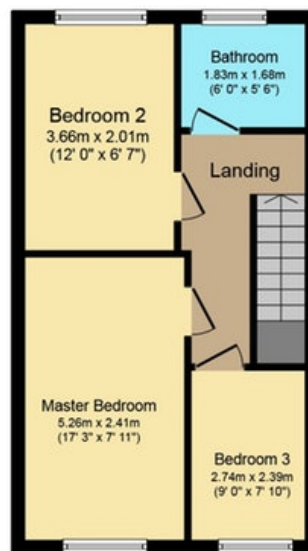
To the front of the property, there is a block paved driveway, leading to the garage providing ample off road parking and a lawn area. The rear of the property is fully enclosed and comprises of a good size lawn area and a block paved patio.

Floor plan:



Ground Floor

Floor area 37.6 sq. m. (405 sq. ft.) approx



First Floor

Floor area 37.6 sq. m. (405 sq. ft.) approx

Total floor area 75.2 sq. m. (809 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

54, Pleasant Avenue, Great Houghton, BARNSELY, S72 0BS

Dwelling type: Semi-detached house	Reference number: 0574-3834-6337-9994-5865
Date of assessment: 14 July 2014	Type of assessment: SAP, new dwelling
Date of certificate: 16 July 2014	Total floor area: 75 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:	£ 1,521
Over 3 years you could save	£ 105

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 105 over 3 years </div>
Heating	£ 1,080 over 3 years	£ 1,080 over 3 years	
Hot Water	£ 297 over 3 years	£ 192 over 3 years	
Totals	£ 1,521	£ 1,416	

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

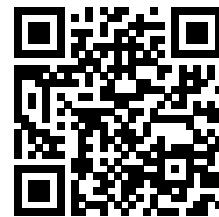
<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #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="7" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</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							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">77</td> <td style="text-align: center; font-size: 2em;">90</td> </tr> </table>	Current	Potential	77	90	<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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Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 720

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MISREPRESENTATION ACT, 1967.

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