



Larch Hill, Sheffield, S9

£120,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

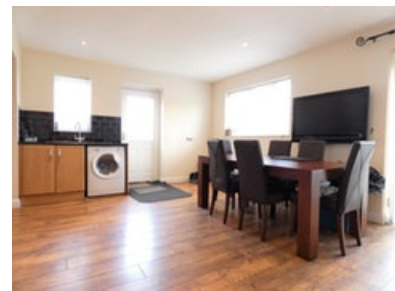
We are delighted to offer for sale this very spacious and well presented semi detached extended family home. The property is offered as a chain free move and an internal viewing is highly recommended ! The first floor accommodation briefly comprises; 2 double bedrooms, (the master bedroom is current

Key features:

- Extended semi detached family home
- 2 double bedrooms (converted to 3)
- First floor bathroom with a modern white suite
- Spacious lounge
- Stunning living/dining/kitchen
- Entrance hall
- Gas central heating and double glazing
- Very large rear garden
- Off street parking for numerous cars
- Chain free !

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1217.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining



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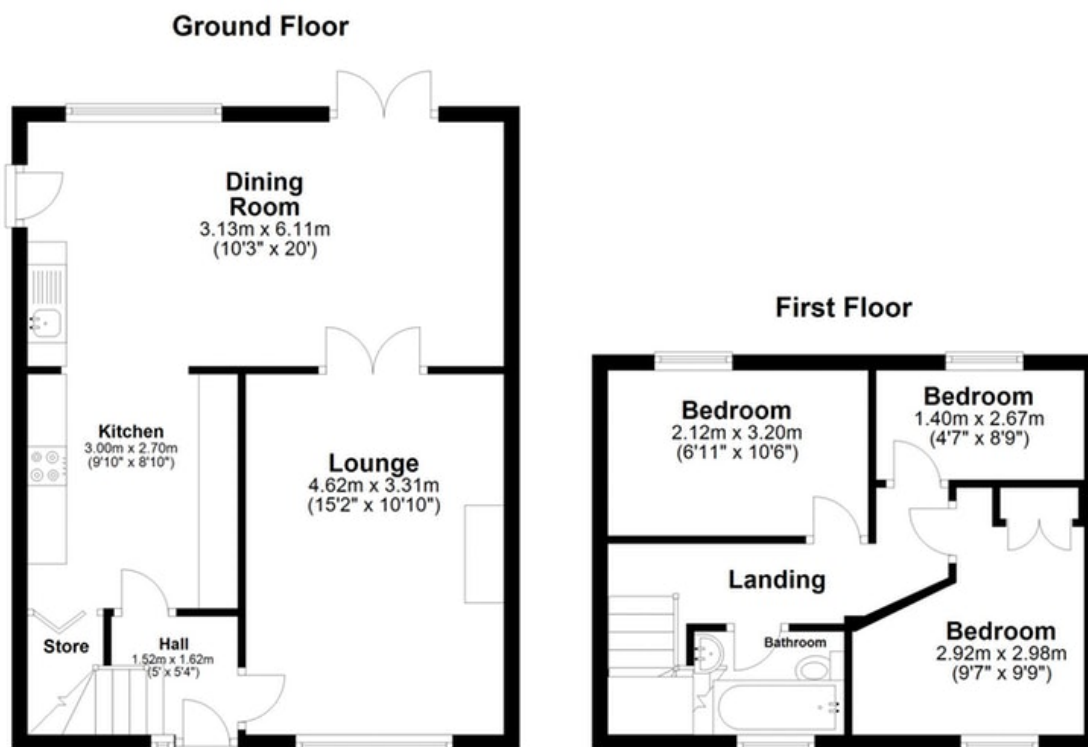
The first floor accommodation briefly comprises; 2 double bedrooms, (the master bedroom is currently divided into 2), and a first floor bathroom with a modern white suite.

The ground floor provides an impressive living/dining/kitchen with laminate wooden flooring, a spacious lounge and an entrance hall.

The interior benefits gas central heating and double glazing.

The front of the property benefits an enclosed garden, with side access leading to the large rear garden. The rear garden offers a large decked patio, and a very generous sized lawn area. Off street parking for numerous vehicles is accessed via a private road to the rear.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

60, Larch Hill, SHEFFIELD, S9 4AJ

Dwelling type: Semi-detached house	Reference number: 0188-0035-7285-6641-3954
Date of assessment: 08 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 May 2019	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:	£ 2,079
Over 3 years you could save	£ 243

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 243 over 3 years </div>
Heating	£ 1,566 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 321 over 3 years	£ 222 over 3 years	
Totals	£ 2,079	£ 1,836	

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: #2e8b57; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #e57373; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #c0392b; color: white;">(1-20) G</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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">71</td> <td style="text-align: center; font-size: 2em;">84</td> </tr> </table>	Current	Potential	71	84	<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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(81-91) B													
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Current	Potential												
71	84												

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	£ 144
2 Solar water heating	£4,000 - £6,000	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837

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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