



Platt Street, Glossop, SK13

£140,000

None

Tenure: Freehold, **Bedrooms:** 2

Housesimple is offering for sale this superb two bedroom traditional terrace house benefiting from its location just outside the popular village of Hadfield, which provides great local amenities from the shops, bars, and restaurants, to the good schools and transport links. On the ground

Key features:

- Two Bedrooms
- Traditional Terrace
- Character and High Ceilings
- Moments from Hadfield Village
- Good Transport Links
- Local Schools

Extra info:

- **Property Age:** 149 years
- **Council Tax:** Band A (£1204.97 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking

PLEASE NOTE VIEWINGS TO COMMENCE FROM 18.05.19 BY APPOINTMENT ONLY

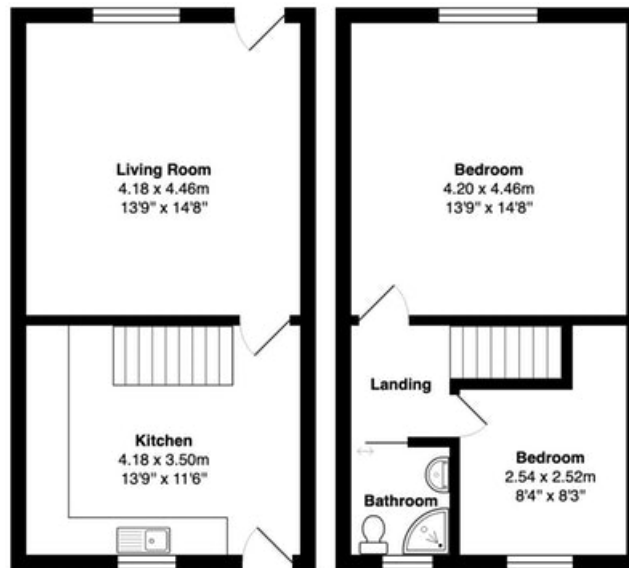
Housesimple is offering for sale this superb two bedroom traditional terrace house benefiting from its location just outside the popular village of Hadfield, which provides great local amenities from the shops, bars, and restaurants, to the good schools and transport links.

On the ground floor, you enter into the front living room which has bags of character from the original beams and high ceilings, there is a large window looking to the front of the house. To the rear of the house is a kitchen diner which also benefits from the high ceilings and has a window overlooking the private garden. There is a stable door for access into the garden. Upstairs there are two good size bedrooms plus a bathroom. The house is in good condition throughout but could benefit from some modernisation, it has been priced to reflect this. Some neighbouring properties have converted the loft to create an extra room, this may be something that any new owner could do subject to the correct permissions.

This is a great opportunity to get onto the property ladder in a sought after location, purchasing a property that you could move straight into, or could develop further if you wish.

Call or click to book a viewing.

Floor plan:



Total Area: 68.0 m² ... 732 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

137, Platt Street, Padfield, GLOSSOP, SK13 1EJ

Dwelling type: Mid-terrace house	Reference number: 0579-2827-6853-9521-8455
Date of assessment: 23 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 May 2019	Total floor area: 68 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:	£ 2,739
Over 3 years you could save	£ 1,155

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 153 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block; border: 1px solid white;"> You could save £ 1,155 over 3 years </div>
Heating	£ 1,923 over 3 years	£ 1,227 over 3 years	
Hot Water	£ 618 over 3 years	£ 204 over 3 years	
Totals	£ 2,739	£ 1,584	

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> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">60</td> <td style="text-align: center;">88</td> </tr> </table>	Current	Potential	60	88	<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>
Current	Potential					
60	88					

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	£ 69
2 Internal or external wall insulation	£4,000 - £14,000	£ 504
3 Low energy lighting for all fixed outlets	£10	£ 36

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.

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