



Highwoods Road, Mexborough, S64

£53,500

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

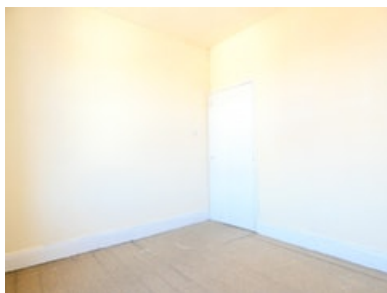
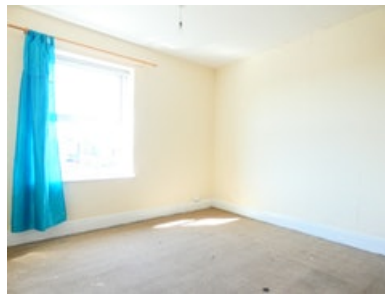
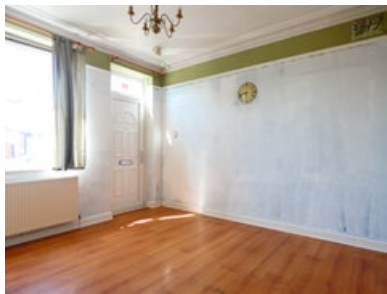
HouseSimple is pleased to present this Two Bed Terraced House Located in the heart of Mexborough. This property is an ideal investment opportunity & first home. Located just off the main road, the property comprises: Two Double Bedrooms, Kitchen/Dining, Living Room,

Key features:

- Ideal Investment Opportunity
- Ideal First Home
- Two Double Bedrooms
- Large Kitchen/Dining
- Enclosed Garden
- Loft Conversion Opportunity
- Close To Local Amenities

Extra info:

- **Property Age:** 85 years
- **Council Tax:** Band A (£948.29 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



HouseSimple is pleased to present this Two Bed Terraced House Located in the heart of Mexborough. This property is an ideal investment opportunity & first home. Located just off the main road, the property comprises: Two Double Bedrooms, Kitchen/Dining, Living Room, Attic room, Enclosed Garden with small Paved Area & ample on street parking This is ideal opportunity for first-time buyers & property investors, close to local amenities, walking distance to Mexborough Town, bus routes & motorway networks. Viewings highly recommended.

Kitchen/Dining

Kitchen/Dining, power points, sink with drainage, single radiator, double glazed window & access to the Garden/Rear Paved area.

Living Room

Living Room, fireplace, TV point, power points, large radiator, double glazed window & access to the front of the property.

Master Bedroom

Master Double Bedroom, power points, single radiator & double glazed window.

Bedroom Two

Double Bedroom, double glazed window, power points with single radiator.

Attic

Large space with potential to be converted to a third bedroom or snug, double glazed window & power points.

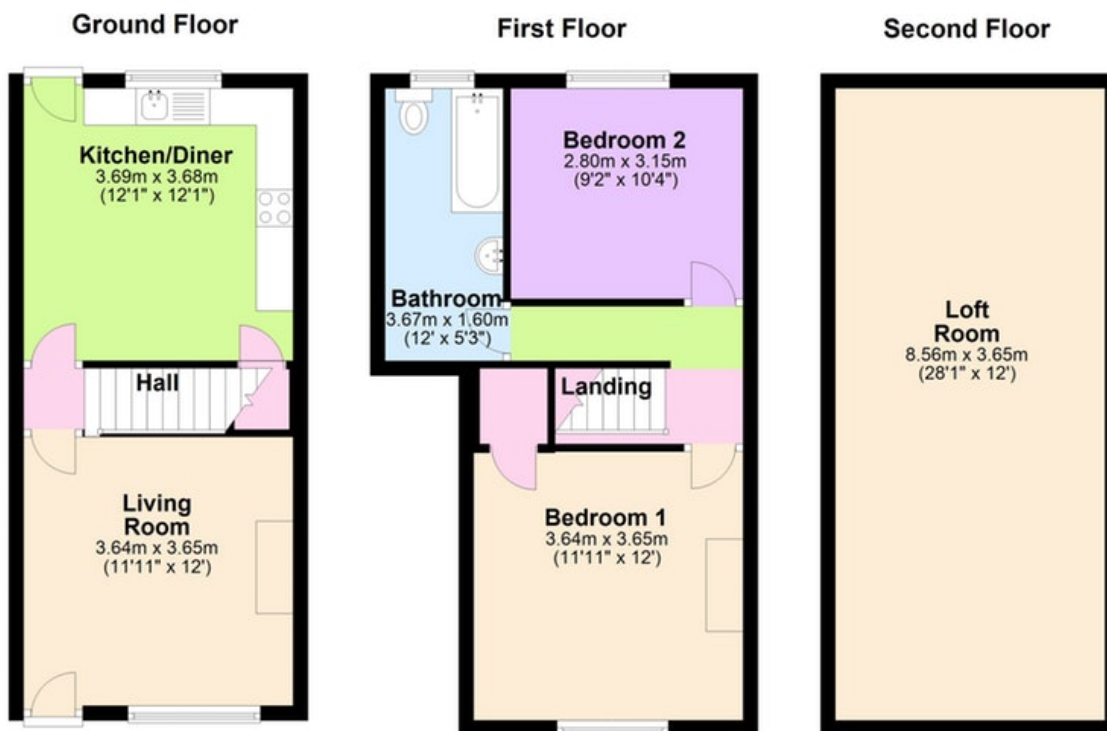
Bathroom

Bathroom with bath, over head shower, wash basin, toilet, double glazed window & large single radiator.

Outside

Enclosed rear garden with small paved area, access through to the front of the property & ample on street parking.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

16, Highwoods Road, MEXBOROUGH, S64 9EP

Dwelling type: Mid-terrace house	Reference number: 0365-2846-7743-9091-3145
Date of assessment: 16 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 April 2019	Total floor area: 66 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:	£ 2,397
Over 3 years you could save	£ 756

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 756 over 3 years </div>
Heating	£ 1,842 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 279 over 3 years	£ 204 over 3 years	
Totals	£ 2,397	£ 1,641	

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: #4CAF50; color: white;">(92 plus) A</td> <td style="background-color: #8BC34A; color: white;">(81-91) B</td> <td style="background-color: #FFEB3B; color: black;">(69-80) C</td> <td style="background-color: #FFC107; color: black;">(55-68) D</td> <td style="background-color: #FF9800; color: white;">(39-54) E</td> <td style="background-color: #FF5722; color: white;">(21-38) F</td> <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;">61</td> <td style="text-align: center;">84</td> </tr> </table>	Current	Potential	61	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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							
Current	Potential												
61	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 Internal or external wall insulation	£4,000 - £14,000	£ 438
2 Floor insulation (suspended floor)	£800 - £1,200	£ 132
3 Low energy lighting for all fixed outlets	£25	£ 111

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.

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