



Woodhead View, Barnsley, S74

£170,000

None

Tenure: Freehold, **Bedrooms:** 3

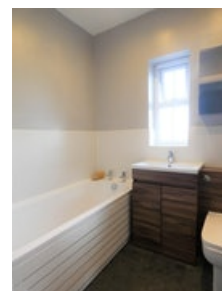
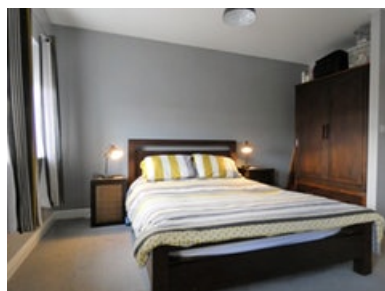
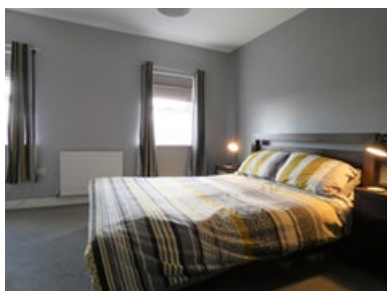
We are delighted to offer for sale this spacious and well presented semi detached townhouse. The flexible accommodation is arranged over 3 floors, and an internal viewing is highly recommended ! The ground floor accommodation comprises; a spacious entrance hall with laminate wooden flooring, u

Key features:

- Spacious end terrace townhouse
- 3 double bedrooms
- En-suite bathroom and 2 shower rooms
- Spacious fitted dining kitchen
- Large lounge with Juliette balcony
- Gas central heating
- Double glazing
- Brick paved driveway
- Integral garage
- Low maintenance gardens

Extra info:

- **Property Age:** 9 years
- **Council Tax:** Band c (£1562.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



We are delighted to offer for sale this spacious and well presented semi detached townhouse. The flexible accommodation is arranged over 3 floors, and an internal viewing is highly recommended !

The ground floor accommodation comprises; a spacious entrance hall with laminate wooden flooring, utility room with fitted base units and plumbing for a washing machine, the 3rd double bedroom, the ground floor shower room and an integral garage.

The first floor of the property provides the living accommodation, including a very spacious lounge with Juliette balcony and the fitted kitchen diner.

The 2nd floor offers 2 further double bedrooms, the master having an en-suite bathroom, the second bedroom benefiting an en-suite shower room.

The interior also benefits gas central heating and double glazing.

The front of the property provides a brick paved driveway giving off street parking and access to the integral garage. A pedestrian side access leads to the rear garden.

the rear garden commences with a paved patio seating area, with steps leading to a further raised decked seating area.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

11, Woodhead View, Jump, BARNSELY, S74 0LW

Dwelling type: End-terrace house	Reference number: 2688-7049-6255-4361-8950
Date of assessment: 28 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 May 2019	Total floor area: 110 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:	£ 1,965
Over 3 years you could save	£ 117

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 117 over 3 years</p> </div>
Heating	£ 1,371 over 3 years	£ 1,380 over 3 years	
Hot Water	£ 327 over 3 years	£ 201 over 3 years	
Totals	£ 1,965	£ 1,848	

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 style="font-size: 0.8em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.8em; margin: 0;">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 style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.8em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.8em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">77</td> <td style="text-align: center; font-size: 1.5em;">87</td> </tr> </table>	Current	Potential	77	87
(92 plus) A												
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(21-38) F												
(1-20) G												
Current	Potential											
77	87											

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.

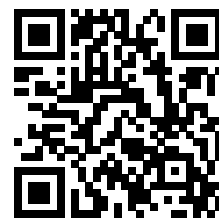
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 117
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 828

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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