



Ironstone Drive, Sheffield, S35

£190,000

None

Tenure: Freehold, **Bedrooms:** 3

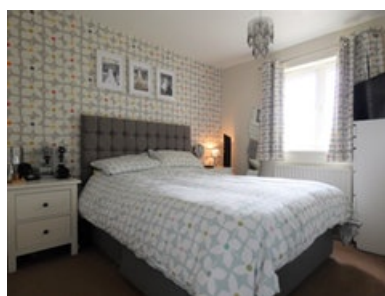
We are delighted to offer for sale this spacious and well presented semi detached family home. The property is immaculately presented and arranged over 3 floors and located close to local amenities and the M1 motorway. The ground floor of the property briefly comprises; an entrance hall with a

Key features:

- Spacious semi detached family home
- 3 bedrooms
- Recently refurbished bathroom
- Downstairs cloakroom
- Large recently refurbished dining kitchen
- Spacious lounge with bay window
- Integral double garage
- Driveway giving off street parking for 3 cars
- Double glazed conservatory
- Gas central heating and double glazing

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band C (£1627.00 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 family home. The property is immaculately presented and arranged over 3 floors and located close to local amenities and the M1 motorway.

The ground floor of the property briefly comprises; an entrance hall with a staircase rising to the living accommodation and a large double garage. The first floor of the property offers a newly fitted kitchen, with high gloss units and stylish appliances, a spacious lounge with a bay window, a cloakroom and large double glazed conservatory.

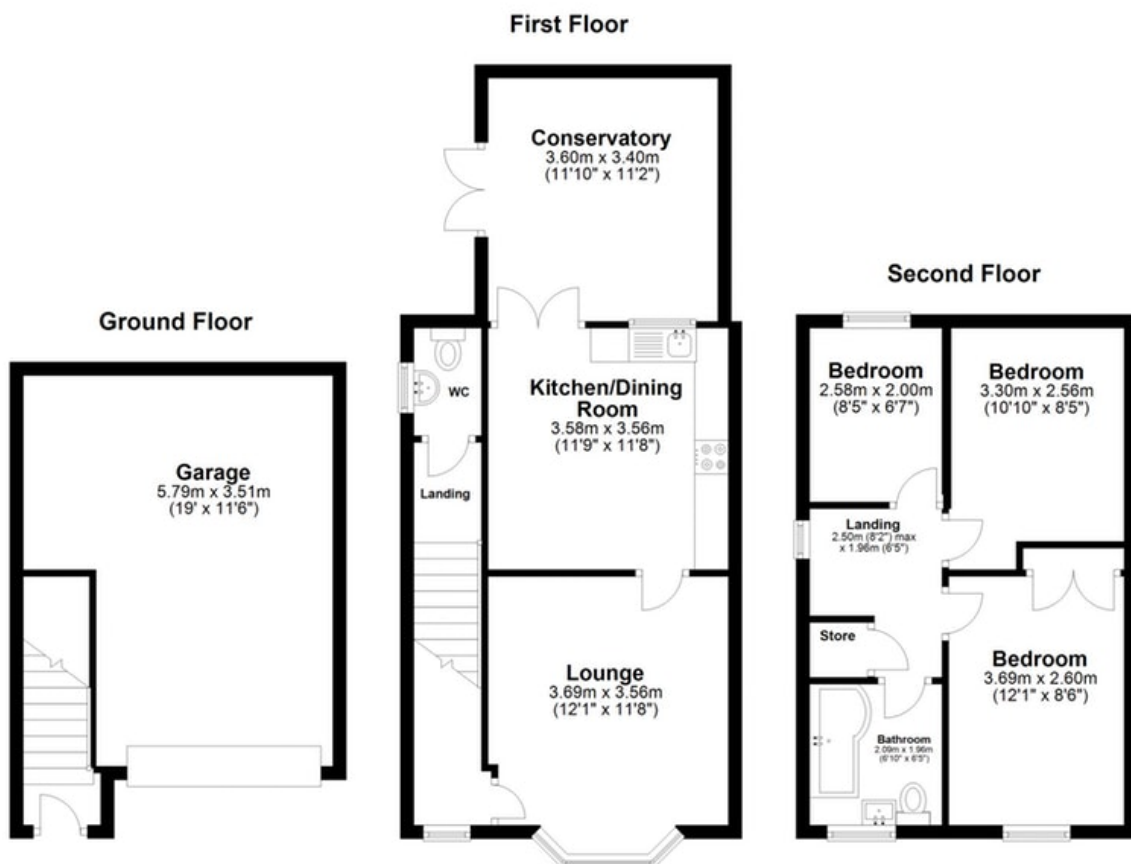
The 2nd floor of the property provides 3 bedrooms, the master with fitted wardrobes and the stunning recently installed and tiled house bathroom.

The interior also offers gas central heating and double glazing.

The front of the property provides a very large driveway with off street parking for 3 cars currently, with scope to extend the parking arrangements further, and to the side of the property a huge side garden, with mature trees. The rear provides a further generous garden area, including a decked patio seating area and lawn.

An internal viewing is highly recommended !!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

1, Ironstone Drive, Chapeltown, SHEFFIELD, S35 3XZ

Dwelling type: Semi-detached house	Reference number: 8214-7727-0210-8078-8996
Date of assessment: 18 March 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 March 2014	Total floor area: 74 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:	£ 1,947
Over 3 years you could save	£ 207

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 207 over 3 years </div>
Heating	£ 1,377 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 276 over 3 years	£ 195 over 3 years	
Totals	£ 1,947	£ 1,740	

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: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-x-small;"> <tr><td style="background-color: #2e8b57; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">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; font-size: x-x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">70</td><td style="text-align: center;">84</td></tr> </table>	Current	Potential	70	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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Current	Potential												
70	84												

Top actions you can take to save money and make your home more efficient

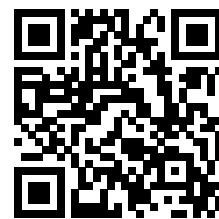
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£55	£ 127
2 Solar water heating	£4,000 - £6,000	£ 80
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 722

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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