

Park Field, Ryton, NE40

£149,950

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

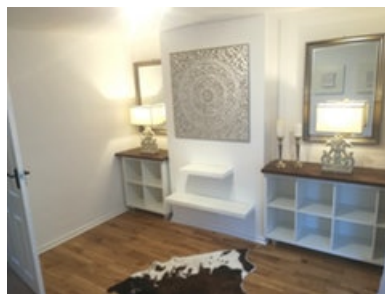
*Price includes (as seen in photographs advertised): All white goods, furniture, lighting, art work, mirrors, window dressing and fixtures and fitting. A detailed inventory will be available upon request by prospective purchaser's solicitor. HouseSimple is pleased to present th

Key features:

- Chain Free
- Private driveway
- Mature gardens
- Conservatory
- Newly installed combi boiler
- Sought after location
- Walking distance to amenities
- Fully furnished*
- Freehold

Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band A (£1251.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



**Price includes (as seen in photographs advertised): All white goods, furniture, lighting, art work, mirrors, window dressing and fixtures and fitting. A detailed inventory will be available upon request by prospective purchaser's solicitor.*

HouseSimple is pleased to present this immaculate semi-detached property located in the heart of Ryton.

Ground Floor:

Wooden flooring throughout ground floor level.

Entrance Hallway(3m x 2m):Under stairs storage. Electric fuse box housing unit.

Kitchen Diner (L-aspect; 5.5m x 3.4m):Modern fitted kitchen. Kitchen bar with glass pendant lights and bar stools. Worktop with remote controlled under counter strip lighting. Integrated fridge freezer. Integrated electric oven. Gas on glass hob cooker. Glass splash back. Stainless steel extractor. Stainless steel sink with under counter soap dispenser and pull-out kitchen spray mixer tap. Hotpoint washing machine. Housing unit/storage cupboard for gas combi boiler. Smart meter control mounted on wall.

Lounge area (3m x 2m):Power and arial socket available for wall mounted TV.

Reception room / Bedroom 3 (3.5m x 3.4m):Fitted shelving/storage. Sliding double-glazed door provides access to conservatory.

Conservatory (3.3m x 2.3m): Double glazed windows. Double glazed French doors leading to rear garden patio area. Radiator. Power sockets.

First Floor:

Landing (3m x 2m)

Bedroom 1 (3m x 3.6m): Double glazed window to the rear. Two built-in cupboards and a fitted shelving/storage unit.

Bedroom 2 (3m x 3.7m): Double glazed window to the rear. Fitted clothes cupboard. Built-in cupboard with motion sensor light. Pendant ceiling lights.

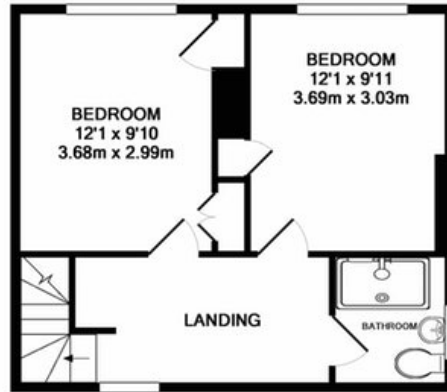
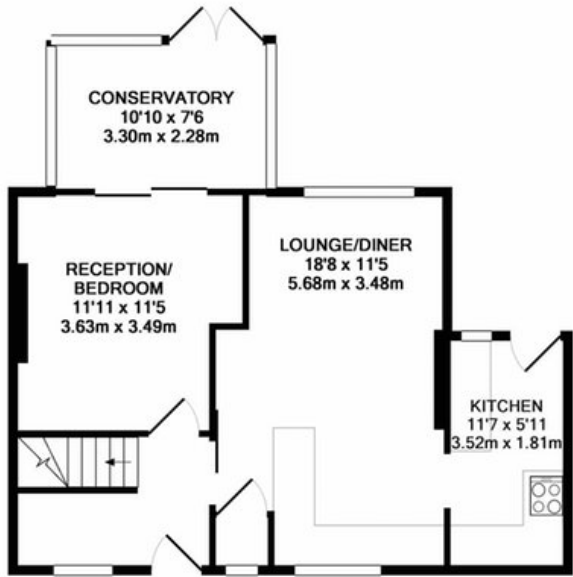
Bathroom (1.6m x 1.7m): Modern bathroom suite comprising of hand basin with mixer tap, coupled toilet and cistern wc with soft closing seat and a 1200 x 800mm sliding door shower enclosure with Triton electric shower. Mirror cabinets. Black quarts tiled flooring. Partly tiled walls. Wall mounted soap dispenser.

Gardens

Front Garden: Graveled drive way. Part lawn. Mature trees, shrubs and a range of flowers. Motion-sensor, wall-mounted solar lights.

Rear Garden: Fully enclosed rear garden with paved patio, and lawn. Mature trees, shrubs and flowers. Two large sheds provide ample storage for tools, bikes etc. Outside tap.

Floor plan:



TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

23, Park Field, RYTON, NE40 3RW

Dwelling type: Semi-detached house	Reference number: 2718-7076-7234-2591-1974
Date of assessment: 29 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 April 2019	Total floor area: 79 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:	£ 2,202
Over 3 years you could save	£ 327

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 327 over 3 years </div>
Heating	£ 1,770 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 255 over 3 years	£ 171 over 3 years	
Totals	£ 2,202	£ 1,875	

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: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 69</td> <td style="width: 50%; text-align: center;">Potential 84</td> </tr> </table> </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> <td style="width: 50%; text-align: center;">Current 69</td> <td style="width: 50%; text-align: center;">Potential 84</td> </tr> </table>	Current 69	Potential 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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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	£ 108
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135
3 Solar water heating	£4,000 - £6,000	£ 84

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.

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MISREPRESENTATION ACT, 1967.

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