

## Helston Crescent, Barnsley, S71

**£410,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 5

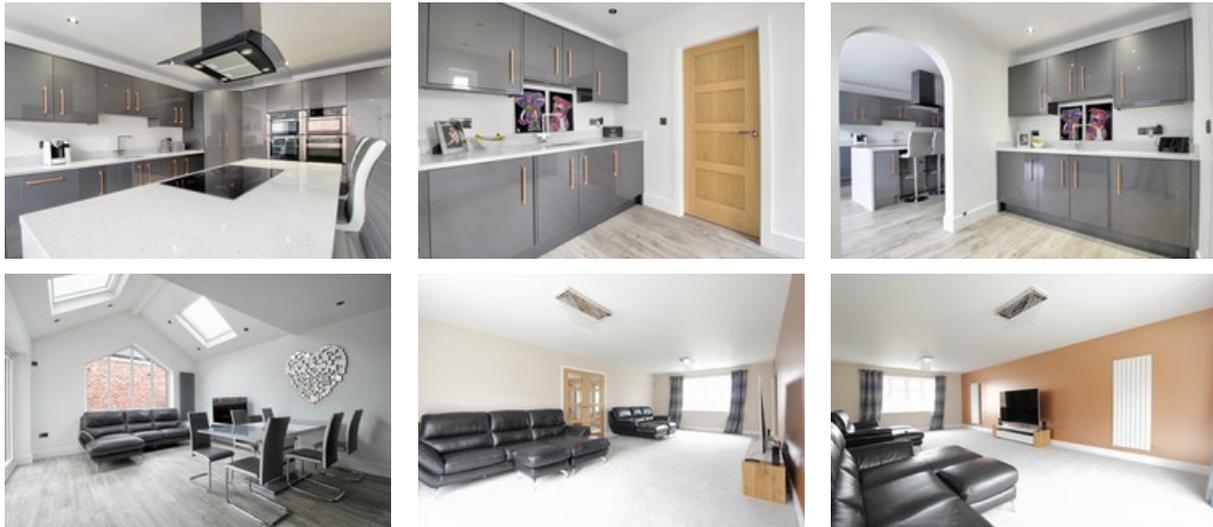
Entrance Composite solid timber core front door leads to the amazing hallway. Hallway T shaped solid oak stairway leads to the galleried landing, LVT flooring, spotlights, two UPVC windows to the front and two radiators. Lounge 27ft 5ins x 13ft 7ins (8.36m x 4.14m) UPVC window to the front, UPV

### Key features:

- Stunning individually built family home
- Finished to an extremely high standard throughout
- Must be viewed to avoid missing out
- Private rear garden and gated driveway
- Superb open plan kitchen diner
- Modern bathroom and en suites
- Fantastic galleried landing with solid wood staircase

## Extra info:

- **Property Age:** 1 years
- **Council Tax:** Band D (£1800.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



Simply stunning! This beautifully finished family home was individually designed and built a short time ago and must be viewed to be fully appreciated, having been finished to a high standard throughout. The generous accommodation comprises fantastic hallway with beautiful staircase leading to the galleried landing, large open plan kitchen diner/family room with high gloss acrylic frontage, utility room, spacious and well presented living room, snug and five bedrooms with the master having an ensuite and dressing area. Luxurious family bathroom. To the outside there is a private rear garden with forever lawn, patio areas in indian stone and gated driveway with double garage.

### Entrance hallway

Composite secure front door leads into a superb open hallway with solid oak and glass staircase leading to a galleried landing LVT flooring, recessed down lighters, two UPVC windows to the front and two radiators.

Lounge 27ft 5ins x 13ft 7ins (8.36m x 4.14m)

UPVC window to the front, UPVC French doors to the rear, two vertical designer radiators and brand new carpet.

Snug 13ft 6ins x 9ft 5ins (4.11m x 2.87m)

UPVC window to the front and radiator.

### Boiler Room

LVT flooring, boiler for the property and room for dryer and storage.

Kitchen / Orangery 27ft 6ins x 13ft 8ins

Stunning Acrylic high gloss wall and base kitchen units with rose gold handles and quartz work top surfaces, a

fabulous island with induction hob and extractor fan unit and spotlights over a quartz work top surface. Two integrated double ovens, integrated larder fridge/freezer, integrated dishwasher, larder corner storage system with LED lighting, LVT flooring.

## Orangery

A lovely relaxing area consisting of UPVC double glazed church window to the rear, two Velux windows to the roof, three graphite grey vertical radiators, superb swing and slide bi fold doors leading out to the lovely garden.

## Utility Room

LVT flooring, graphite grey radiator, acrylic high gloss kitchen units with quartz work top surfaces, stainless steel sink and drainer, composite door with internal blind system and UPVC window to the rear.

## Downstairs WC

Obscured UPVC window to the rear, WC, hand basin and LVT flooring.

## Galleried Landing

This is a fabulous landing with three UPVC double glazed windows to the front, recessed downlighters and solid oak bannisters.

## Master Bedroom 18ft 1ins x 13ft 7ins (5.51m x 4.14m)

Two UPVC windows to the front, two radiators, loft access and a smart changing area with obscured UPVC window to the side and radiator.

## En-suite

Obscured UPVC window to the rear, shower and cubicle, vanity hand basin, WC, spotlights, extractor fan, ladder style radiator and LVT flooring.

## Bedroom 13ft 7ins x 8ft 11ins (4.14m x 2.72m)

UPVC window to the front and radiator.

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## Bedroom 13ft 7ins x 8ft 11ins (4.14m x 2.72m)

UPVC window to the rear and radiator.

## Bedroom 13ft 7ins x 8ft 11ins (4.14m x 2.72m)

UPVC window to the rear and radiator.

## Family Bathroom

Obscured UPVC window to the rear, free standing bath, separate shower and cubicle, grey graphite radiator, floating hand basin, WC, LVT flooring, spotlights and extractor fan.

## Detached Garage

Brick built detached garage with power and plumbing for toilet if new owner requires.

## External

To the front of the property there are Indian stone steps that lead to a front patio area also made of Indian stone, forever lawn areas to front and side and a wrought iron composite door leads to the rear garden. To the rear you will find Indian stone patio areas, a superb glass balustrade section and a large gate leads to the drive which provides off road parking.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**7, Helston Crescent, BARNSELEY, S71 2BS**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 2268-6910-6219-7348-6964
<b>Date of assessment:</b> 26 November 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 26 November 2018	<b>Total floor area:</b> 203 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,045</b>
<b>Over 3 years you could save</b>	<b>£ 147</b>

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 312 over 3 years	£ 312 over 3 years
Heating	£ 2,322 over 3 years	£ 2,337 over 3 years
Hot Water	£ 411 over 3 years	£ 249 over 3 years
Totals	£ 3,045	£ 2,898

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: #0070c0; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #4caf50; color: white;">(81-91) <b>B</b></td> <td style="background-color: #8bc34a; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ff9800; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ff5722; color: white;">(21-38) <b>F</b></td> <td style="background-color: #d32f2f; color: white;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	78	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) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>				

**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	£ 150
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 825

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](http://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.

### MISREPRESENTATION ACT, 1967.

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