



Elderberry Close, Scholes, Rotherham, S61

Tenure: Leasehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in Scholes, Rotherham.

£120,000

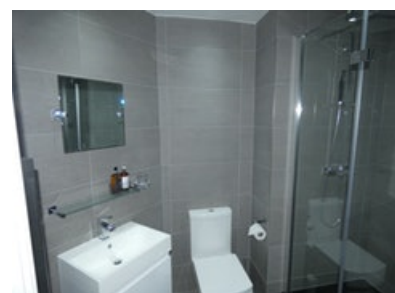
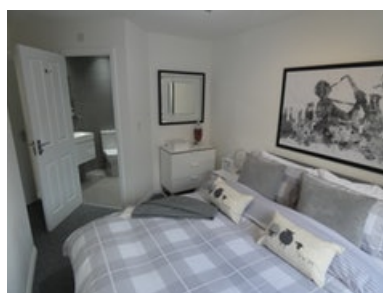
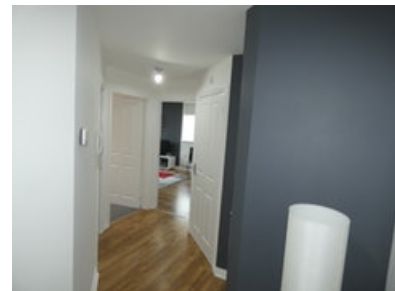
Offers in Region of

Key features:

- beautifully presented throughout
- Open plan lounge- kitchen-dining
- Contemporary bathroom
- Contemporary en-suite
- no upward chain
- allocated parking

Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band B (£139.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 113 years remaining
Ground Rent: £200.00 per-annum
Maintenance: £74.62 per-month
Maintenance Company: Premier Property Management



IDEAL FIRST HOME WITH NO ONWARD CHAIN - DON'T MISS OUT!

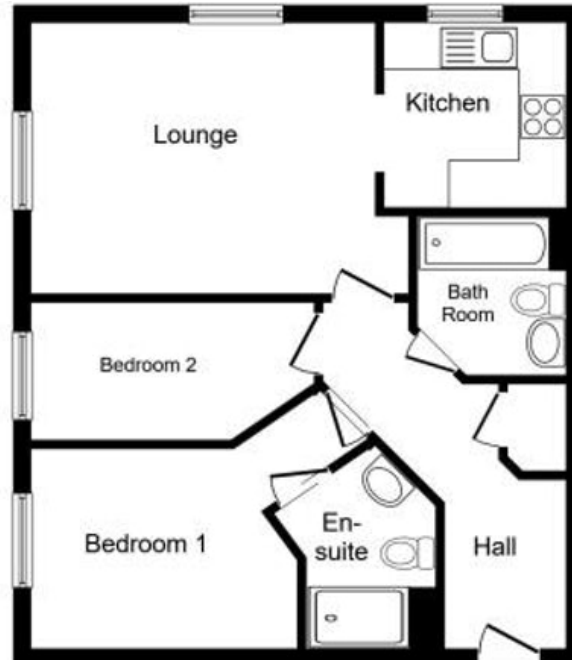
Offered for sale with No Upward Chain, a stunning 2 bedroom ground floor apartment located in Scholes, Rotherham, this prime location enjoys the benefits of easy motorway access (M1 Junction 35) and just a short drive to Meadowhall Shopping Complex and the historical rural surrounding of Wentworth Woodhouse. This property location would complement both business professionals and young family being within easy walking distance to local schools.

The interior features a well-proportioned lounge / dining area with open aspect fitted kitchen which includes integrated appliances. Off the hallway are two bedrooms one with contemporary en-suite, also off the hallway is a further contemporary bathroom with bath and shower.

This property offers an immaculately styled interior recently decorated throughout and comes complete with white timber window blinds and selected items of furnishings.

Early internal viewing is highly recommended.

ROOM SIZES : Living Area: 11ft 3" x 11ft 5" plus Kitchen: 7ft 7" x 7ft 7". Master Bedroom: 12ft 0" x 8ft 4". en-suite. Bathroom: 6ft 6" x 6ft 1". Bedroom Two: 5ft 8" x 11ft 9"

Floor plan:

Ground Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Energy Performance Certificate:

Energy Performance Certificate

1, Elderberry Close, Scholes, ROTHERHAM, S61 2NZ

Dwelling type: Ground-floor flat	Reference number: 2508-5015-6205-5471-7924
Date of assessment: 20 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 May 2019	Total floor area: 53 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,008

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	Not applicable
Heating	£ 624 over 3 years	£ 624 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 1,008	£ 1,008	

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

<div style="font-size: 0.7em; margin-bottom: 5px;">Very energy efficient - lower running costs</div> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c6efce; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #fff9c4; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #fff9c4; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ffe0b2; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #f08080; padding: 2px;">(1-20) G</td></tr> </table> <div style="font-size: 0.7em; margin-top: 5px;">Not energy efficient - higher running costs</div>	(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="border-right: 1px solid black; padding: 5px;">Current</th> <th style="padding: 5px;">Potential</th> </tr> <tr> <td style="border-right: 1px solid black; text-align: center; padding: 10px;">80</td> <td style="text-align: center; padding: 10px;">80</td> </tr> </table>	Current	Potential	80	80
(92 plus) A												
(81-91) B												
(69-80) C												
(55-68) D												
(39-54) E												
(21-38) F												
(1-20) G												
Current	Potential											
80	80											

The graph shows the current energy efficiency of your home.

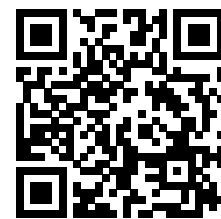
The higher the rating the lower your fuel bills are likely to be.

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.

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code