

Wentworth Road, Barnsley, S74

£130,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

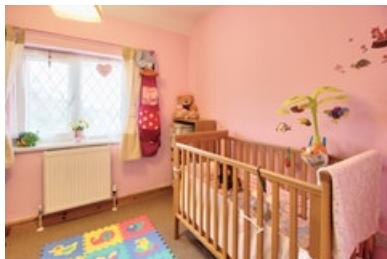
HouseSimple is pleased to present this property in Barnsley.

Key features:

- INTERNAL VIEWING HIGHLY RECOMMENDED
- IDEAL FOR FAMILIES & FIRST TIME BUYERS
- SOUTH FACING GARDEN
- OPEN PLAN KITCHEN DINER
- EASY ACCESS TO THE MOTORWAY NETWORK
- WELL PRESENTED THROUGHOUT
- No Chain

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£900.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

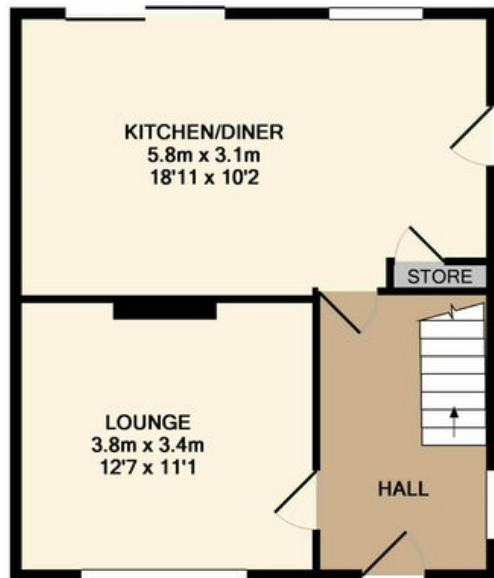


A fantastic, well presented home which would suit growing families or first time buyers situated in a popular area - close to local amenities and offering easy access to the motorway network.

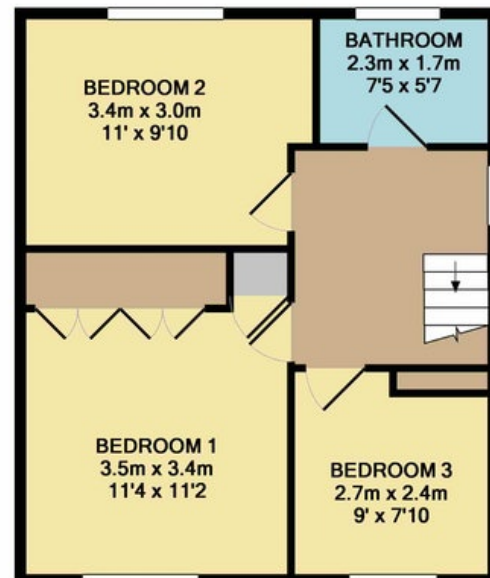
The accommodation offers spacious living with the living room and large open plan kitchen diner making up the ground floor. Upstairs boasts three good sized bedrooms and family bathroom, whilst externally the property benefits from a fantastic south facing garden and a separate garage & driveway.

Internal viewing is highly recommended, call today to book in your viewing!

Floor plan:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate:

Energy Performance Certificate

55, Wentworth Road
Jump
BARNSELEY
S74 0JX

Dwelling type: Semi-detached house
Date of assessment: 16 November 2011
Date of certificate: 17 November 2011
Reference number: 8079-6229-9209-9323-9992
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	70
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	53	
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	284 kWh/m ² per year	187 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	2.9 tonnes per year
Lighting	£57 per year	£44 per year
Heating	£732 per year	£499 per year
Hot water	£103 per year	£85 per year

You could save up to £264 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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