



## Ratten Row, Wadworth, Doncaster, DN11

**£125,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 3

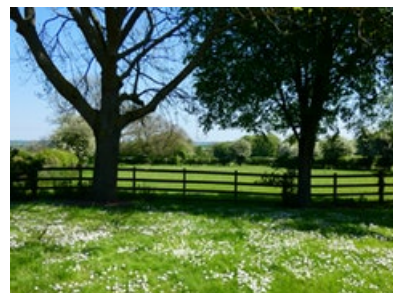
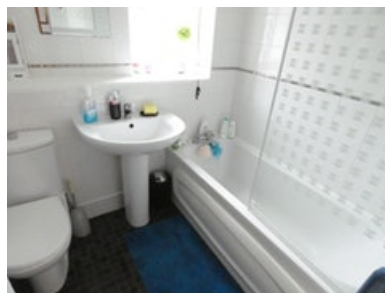
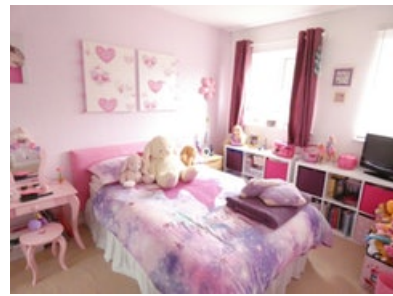
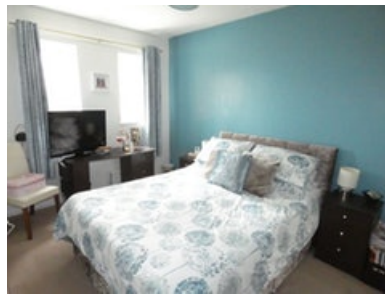
Situated at the end of a quiet cul de sac in the desirable village of Wadworth and with views of open farmland to the rear is this very well presented Mid Town House. The property is close to local amenities and transport links being only three miles to the M18 & A1 and nearby to open

## Key features:

- Spacious Town House
- Three Good Sized Bedrooms
- Kitchen / Dining Room
- Lounge & Conservatory
- Quiet Cul de Sac in Popular Village
- Overlooking Countryside
- Driveway & Pleasant Rear Garden

## Extra info:

- **Property Age:** 44 years
- **Council Tax:** Band A (£1079.14 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Situated at the end of a quiet cul de sac in the desirable village of Wadworth and with views of open farmland to the rear is this very well presented Mid Town House. The property is close to local amenities and transport links being only three miles to the M18 & A1 and nearby to open countryside. There is a spacious entrance hall with cloakroom and downstairs wc, a really pleasant and spacious dining / kitchen, a good sized lounge and a conservatory which has been upgraded by the current owner and overlooks the garden and fields. The first floor has three good sized bedrooms and a family bathroom. The front is open plan with a driveway and the rear garden has a large paved area and lawn. There is a rear access gate which opens into the parkland. A lovely home for any young couple or growing family in a great location

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**26, Ratten Row, Wadworth, DONCASTER, DN11 9BJ**

**Dwelling type:** Mid-terrace house      **Reference number:** 2168-2980-7210-5743-7974  
**Date of assessment:** 26 October 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 26 October 2017      **Total floor area:** 92 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>£ 2,100</b>
<b>Over 3 years you could save</b>	<b>£ 147</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 243 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 147 over 3 years                 </div>
<b>Heating</b>	£ 1,563 over 3 years	£ 1,572 over 3 years	
<b>Hot Water</b>	£ 294 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,100</b>	<b>£ 1,953</b>	

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: small;">Very energy efficient - lower running costs</p> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: #2e8b57; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) <b>A</b></div> <div style="background-color: #4caf50; color: white; padding: 2px; margin-bottom: 2px;">(81-91) <b>B</b></div> <div style="background-color: #8bc34a; color: white; padding: 2px; margin-bottom: 2px;">(69-80) <b>C</b></div> <div style="background-color: #ffc107; color: white; padding: 2px; margin-bottom: 2px;">(55-68) <b>D</b></div> <div style="background-color: #ff9800; color: white; padding: 2px; margin-bottom: 2px;">(39-54) <b>E</b></div> <div style="background-color: #e57373; color: white; padding: 2px; margin-bottom: 2px;">(21-38) <b>F</b></div> <div style="background-color: #c0392b; color: white; padding: 2px;">(1-20) <b>G</b></div> </div> <p style="font-size: small;">Not energy efficient - higher running costs</p>	<table border="1" style="margin: auto;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: #0070c0;">73</td> <td style="font-size: 2em; color: #0070c0;">84</td> </tr> </table>	Current	Potential	73	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>
Current	Potential					
73	84					

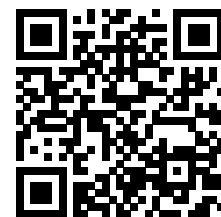
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 51
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 789

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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