



Rhodes Top, Glossop, SK13

£299,950

None

Tenure: Leasehold, **Bedrooms:** 3

Housesimple is offering a rare opportunity to purchase a three bedroom detached property in this sought after area of Padfield, just a short walk from Hadfield train station and the longdendale trail. The property has been owned since new, and this is the first time a detached property of

Key features:

- Three Bedrooms
- Well Presented
- Stunning Full Width Extension
- Stylish Modern Kitchen
- Lots of Reception Space
- Moments From Hadfield Village

Extra info:

- **Property Age:** 11 years
- **Council Tax:** Band D (£1807.46 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 89 years remaining
Ground Rent: £200.00 per-annum



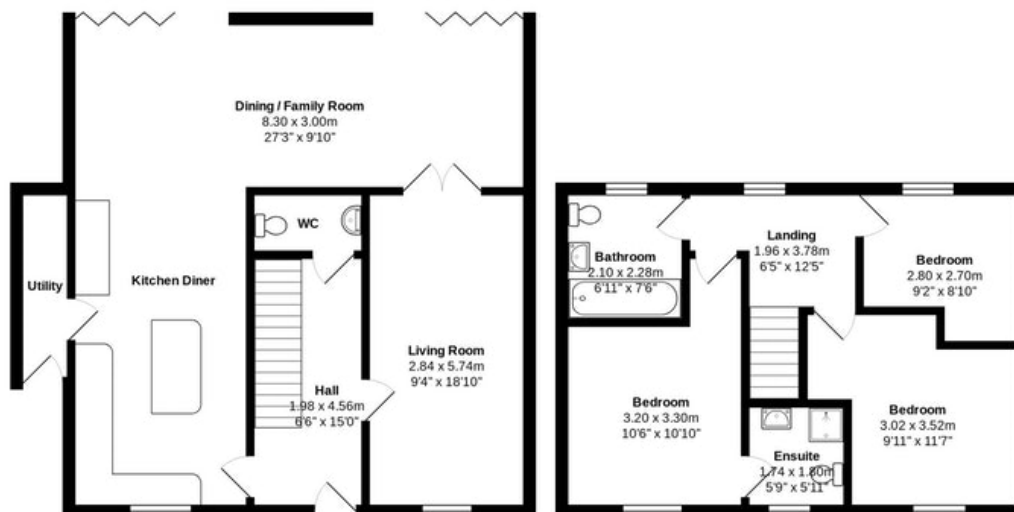
Housesimple is offering a rare opportunity to purchase a three bedroom detached property in this sought after area of Padfield, just a short walk from Hadfield train station and the longendale trail.

The property has been owned since new, and this is the first time a detached property of this type has come back onto the market - a sign of what a great area it is to live in! The property has had a full-width extension to the rear of the ground floor with bi-fold doors, almost doubling the reception space of the property and providing a fantastic room, overlooking the private south facing enclosed garden, a lovely room for entertaining and enjoying the garden from, in the warmer months. This extension is open plan to the stylish modern kitchen that features a large island and numerous high spec built-in appliances. At the other side of the ground floor is a living room. There is a downstairs WC accessed from the hall. Upstairs there is a family bathroom plus three well-proportioned bedrooms, the master benefiting from an ensuite shower room.

This is a rare opportunity to buy a detached property in immaculate condition throughout, in a popular area that is great for local amenities, schools, and transport links.

Call or click to book a viewing.

Floor plan:

Total Area: 124.7 m² ... 1342 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

10, Rhodes Top, Padfield, GLOSSOP, SK13 1GE

Dwelling type: Detached house	Reference number: 0565-2841-7755-9721-6365
Date of assessment: 29 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 May 2019	Total floor area: 124 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:	£ 2,622
Over 3 years you could save	£ 309

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 498 over 3 years	£ 249 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 309 over 3 years </div>
Heating	£ 1,806 over 3 years	£ 1,842 over 3 years	
Hot Water	£ 318 over 3 years	£ 222 over 3 years	
Totals	£ 2,622	£ 2,313	

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></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) G</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; text-align: center;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="font-size: 2em;">75</td> <td style="font-size: 2em;">86</td> </tr> </table>	Current	Potential	75	86	<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

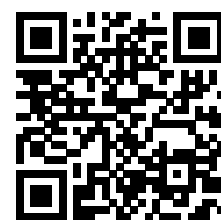
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£100	£ 213
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 828

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. 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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