



West End Crescent, Barnsley, S71

£118,000

None

Tenure: Freehold, **Bedrooms:** 3

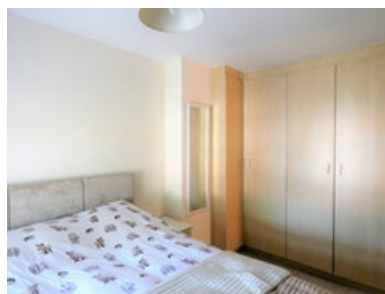
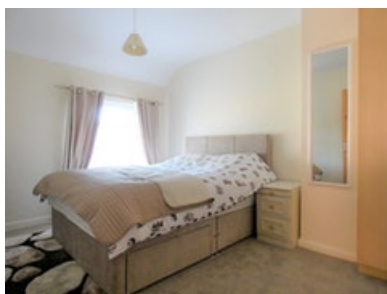
We are delighted to offer for sale this spacious and well presented semi detached family home. The property is situated in a quiet residential location with an open aspect to the front, and within easy reach of all local amenities. Offering excellent value for money and spacious accommodation

Key features:

- Spacious and well presented semi detached family home
- 3 bedrooms
- Fitted wardrobes to bedrooms 1 and 2
- Larger than average 3rd bedroom
- Spacious lounge with feature fireplace
- Fitted kitchen
- Dining Room
- Conservatory
- Gas central heating and double glazing
- Large garden with outbuilding

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£1167.18 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



We are delighted to offer for sale this spacious and well presented semi detached family home. The property is situated in a quiet residential location with an open aspect to the front, and within easy reach of all local amenities.

Offering excellent value for money and spacious accommodation the property would make an ideal first time purchase.

The ground floor accommodation briefly comprises; a spacious lounge with feature fireplace and bay window, a large fitted kitchen with appliances and a spacious dining room. The ground floor also benefits a double glazed conservatory and entrance hall.

The first floor accommodation provides 3 bedrooms, the 2 principle bedrooms having fitted wardrobes, and a spacious house bathroom. The third bedroom is of particular note, being larger than many properties of this age and price range.

The interior also benefits gas central heating and double glazing.

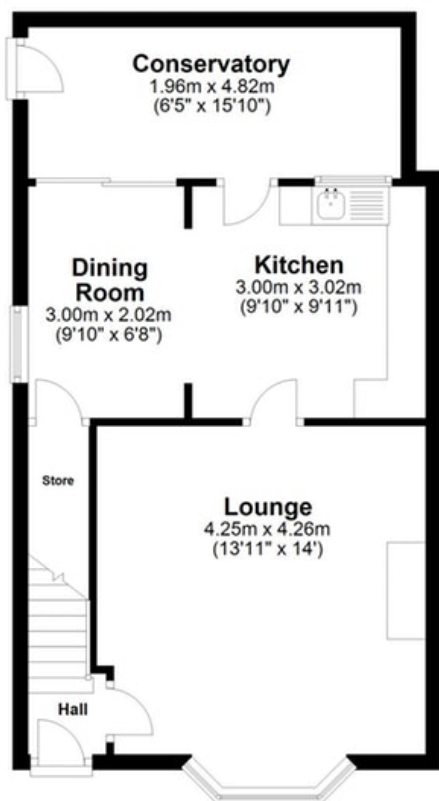
To the front of the property a paved, enclosed garden area, with double gates opening to an off street parking space. A gate leads to the rear garden.

The rear garden is a good size with a sunny aspect, and includes a large outbuilding for storage.

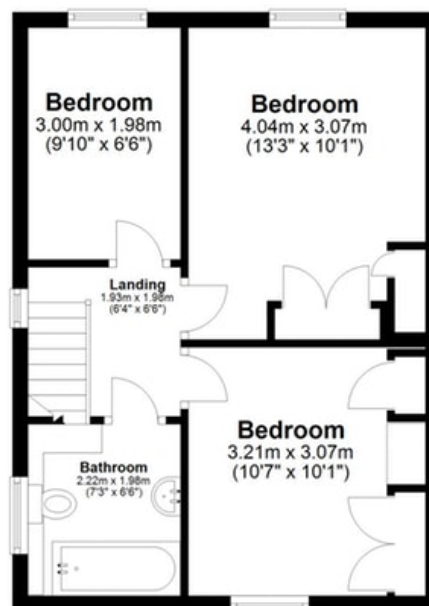
An internal viewing is highly recommended !

Floor plan:


Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate 

23, West End Crescent, Royston, BARNSELY, S71 4LW

Dwelling type: Semi-detached house **Reference number:** 8252-6821-5880-3612-1992
Date of assessment: 12 September 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 September 2012 **Total floor area:** 76 m²

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:	£ 1,692
Over 3 years you could save	£ 177


Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 177 over 3 years </div>
Heating	£ 1,314 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 249 over 3 years	£ 177 over 3 years	
Totals	£ 1,692	£ 1,515	

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

Very energy efficient - lower running costs



Current **Potential**

72 86

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

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

The potential rating shows the effect of undertaking the recommendations on page 3.

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 105
2 Solar water heating	£4,000 - £6,000	£ 72
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 666

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 or call 0300 123 1234 (standard national rate). 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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