



New Street, Sheffield, S35

£115,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

A stunning period end of terrace home finished to a high standard throughout with modern kitchen plus a luxury four piece bathroom suite. There are two first floor bedrooms plus the bathroom, whilst to the ground floor is a spacious lounge and dining kitchen plus access to a cellar. The house is war

Key features:

- Superb home ideal for a first time buyer
- Contemporary fitted kitchen diner
- Spacious living room
- Large bathroom
- Rear garden and garage!
- Well presented throughout

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1217.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



A stunning period end of terrace home finished to a high standard throughout with modern kitchen plus a luxury four piece bathroom suite. There are two first floor bedrooms plus the bathroom, whilst to the ground floor is a spacious lounge and dining kitchen plus access to a cellar. The house is warmed by gas central heating and benefits from UPVC double glazing. There is a paved garden to the rear which gives access to a detached **single garage**.

Lounge 12' 9" x 10' 9" (3.89m x 3.28m)

UPVC double glazed front door, UPVC double glazed window to the front, central heating radiator, TV point, two wall light point and stairs to the first floor

Dining Kitchen 14' 8" x 9' 5" (4.47m x 2.87m)

High gloss modern kitchen comprising of a one and a half bowl single drainer sink unit with mixer taps plus a range of fitted base units incorporating cupboards and drawers with granite work surfaces over and matching wall mounted cupboards, five ring gas hob with a cooker hood over and built in double oven, plumbing for an automatic washing machine, built in fridge, built in dishwasher, UPVC double glazed door to the rear garden, UPVC double glazed window to the rear, central heating radiator, ceiling spots and a door to the cellar

Landing

Access to the loft space

Bedroom 1 11' 8" x 10' 0" (3.56m x 3.05m)

UPVC double glazed window to the front, central heating radiator and a built in wardrobe

Bedroom 2 7' 2" x 8' 8" (2.18m x 2.64m)

UPVC double glazed window to the rear and a double central heating radiator

Bathroom

Luxurious fitted bathroom comprising of a panelled corner bath with a shower attachment and seat, pedestal wash hand basin, low level WC, large electric shower with jets and massage functions and seat, tiled walls, UPVC double glazed window to the rear, central heating radiator and ceiling spots

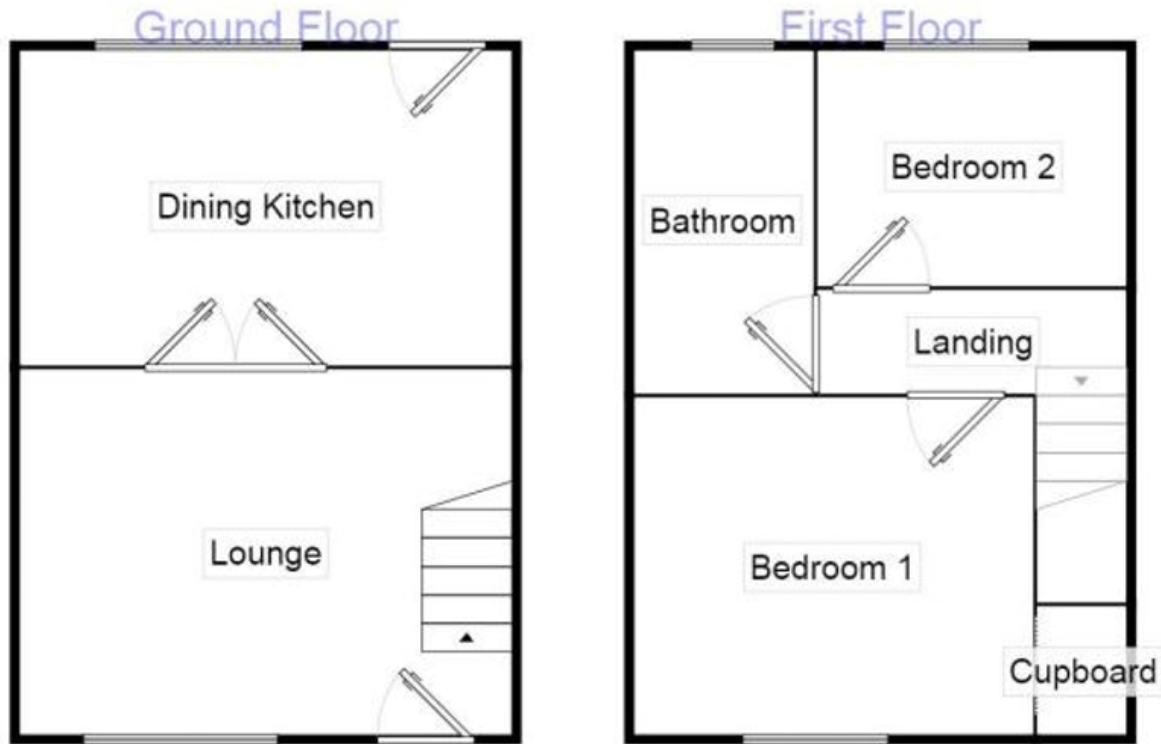
Outside

To the rear is an enclosed paved patio area with a flower bed and gate to the side

Garage

Detached garage located to the rear with an up and over door

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

2, New Street, High Green, SHEFFIELD, S35 4HW

Dwelling type: end-terrace house	Reference number: 0141-2895-7895-9303-8211
Date of assessment: 05 January 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 January 2017	Total floor area: 64 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:	£ 3,099
Over 3 years you could save	£ 1,560

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 135 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,560 over 3 years</p> </div>
Heating	£ 2,481 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 351 over 3 years	£ 195 over 3 years	
Totals	£ 3,099	£ 1,539	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a1; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c4e0c4; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f1c232; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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 style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em; border: 1px solid black; width: 30px;">54</td> <td style="text-align: center; font-size: 1.5em; border: 1px solid black; width: 30px;">88</td> </tr> </table>	Current	Potential	54	88
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Current	Potential											
54	88											

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 Internal or external wall insulation	£4,000 - £14,000	£ 963
2 Floor insulation (suspended floor)	£800 - £1,200	£ 147
3 Low energy lighting for all fixed outlets	£55	£ 111

See page 3 for a full list of recommendations for this property.

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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