



## Springwell Lane, Doncaster, DN4

**£100,000**

Offers in Excess of

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

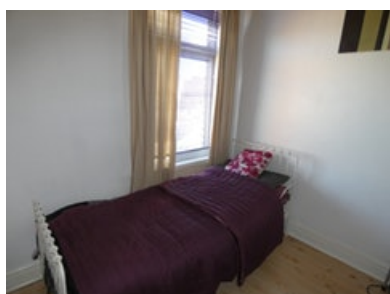
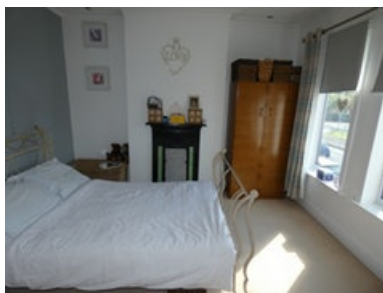
Situated in the every popular Balby suburb of Doncaster is this very well presented and spacious Mid Town House. The property has excellent access to local amenities and transport links being less than two miles to Doncaster Town Centre and the A1. There is an inviting entrance hall with feature

## Key features:

- Spacious Mid Town House
- Three Double Bedrooms
- Lovely Lounge & Dining Room
- Sizeable Kitchen / Breakfast Room
- Large Southerly Facing Garden
- No Onward Chain
- Great Location

## Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£1079.14 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Situated in the every popular Balby suburb of Doncaster is this very well presented and spacious Mid Town House. The property has excellent access to local amenities and transport links being less than two miles to Doncaster Town Centre and the A1. There is an inviting entrance hall with feature tiled floor, a spacious bay windowed lounge and dining room both with a feature fireplace and exposed boarded flooring and a good sized kitchen / breakfast room with access to a large cellar. The first floor has three good sized bedrooms and a family bathroom. The lovely rear garden has an astro turfed patio, sizeable lawned area, outbuilding with convenient wc and a garage.

A lovely home in a great location that would suit any couple or growing family.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**61, Springwell Lane, DONCASTER, DN4 9AD**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8241-7926-6620-5446-2906
<b>Date of assessment:</b> 06 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 07 June 2019	<b>Total floor area:</b> 93 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>£ 2,634</b>
<b>Over 3 years you could save</b>	<b>£ 465</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 246 over 3 years	£ 198 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 465 over 3 years</p> </div>
<b>Heating</b>	£ 2,085 over 3 years	£ 1,761 over 3 years	
<b>Hot Water</b>	£ 303 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,634</b>	<b>£ 2,169</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>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) <b>A</b></td> <td style="background-color: #8BC34A; color: white;">(81-91) <b>B</b></td> <td style="background-color: #FFEB3B; color: black;">(69-80) <b>C</b></td> <td style="background-color: #FFC107; color: black;">(55-68) <b>D</b></td> <td style="background-color: #FF9800; color: white;">(39-54) <b>E</b></td> <td style="background-color: #FF5722; color: white;">(21-38) <b>F</b></td> <td style="background-color: #C0392B; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="2" style="border: 1px solid black; text-align: center;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <span>Current</span> <span>Potential</span> </div> </td> <td colspan="4"></td> </tr> <tr> <td colspan="2" style="border: 1px solid black; text-align: center;"> <div style="display: flex; justify-content: space-around; align-items: center;"> <span>65</span> <span>80</span> </div> </td> <td colspan="4"></td> </tr> </table>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<div style="display: flex; justify-content: space-around; align-items: center;"> <span>Current</span> <span>Potential</span> </div>						<div style="display: flex; justify-content: space-around; align-items: center;"> <span>65</span> <span>80</span> </div>						<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 Internal or external wall insulation	£4,000 - £14,000	£ 330
2 Low energy lighting for all fixed outlets	£10	£ 45
3 Solar water heating	£4,000 - £6,000	£ 93

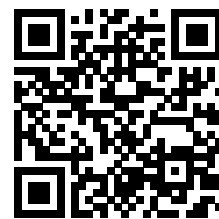
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.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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