



The Dale, Sheffield, S8

Tenure: Leasehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in Sheffield.

£133,000

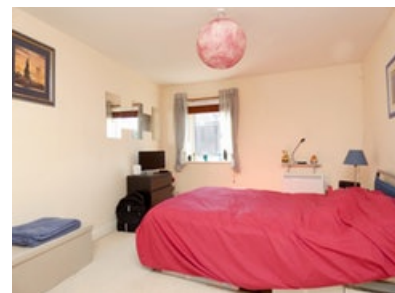
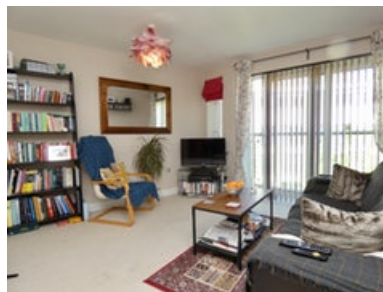
Offers in Excess of

Key features:

- Allocated Parking
- Easy Access to A61
- Ideal Investment Opportunity
- Convenient Location
- En-Suite Bathroom & Seperate Shower Room
- Spacious Lounge
- Shared Garden & Woodland View
- Viewing Highly Recommended

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band B (£1420.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 110 years remaining
Ground Rent: £100.00 per-annum
Maintenance: £80.00 per-month
Maintenance Company: Fairways



We are delighted to offer for sale this well presented second floor, two bed apartment situated in a secure gated block in the convenient location of Woodseats. Good EPC rating and low energy costs. Makes a great home for owner or a great investment opportunity in light of the dual bathrooms.

The Front door opens into a hallway containing a storage heater. The hall gives access to a spacious lounge/diner with centrally controlled wall heater. Lovely outlook onto shared garden and Barbers Field woodland.

Hall gives access to two double bedrooms, both with wardrobes/storage recesses. Both bedrooms have central heating wall heaters. The master also benefits from an en-suite bathroom including a bath with overhead shower, and a heated towel rail, and fan heater.

There is also a separate shower room/wc with centrally controlled wall heater.

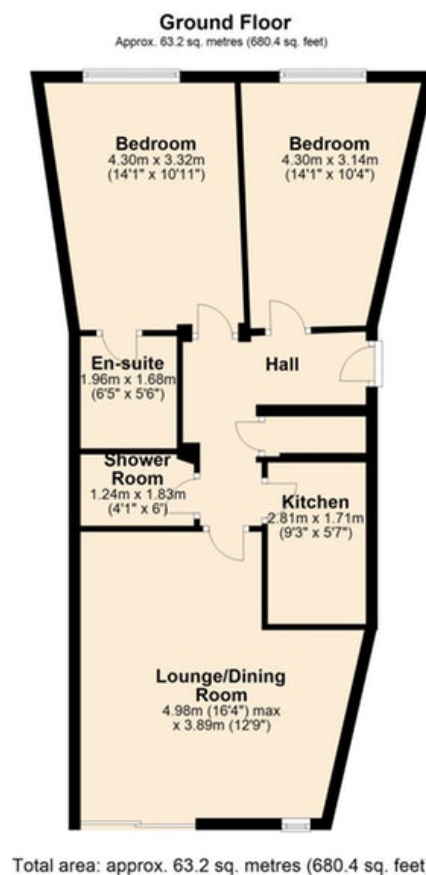
Modern kitchen with fitted wall microwave oven, fitted fridge/freezer and dishwasher, and a washing machine, plinth fan heater, and air ventilation.

The flat benefits from economy 7 heating and low cost energy heating costs.

To the rear there is allocated parking for one car.

Internal viewing is essential to appreciate what this property has to offer!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

Apartment 11, 2, The Dale, SHEFFIELD, S8 0PW

Dwelling type: Mid-floor flat	Reference number: 8361-6428-6580-8649-4976
Date of assessment: 31 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 August 2019	Total floor area: 57 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:	£ 1,008
Over 3 years you could save	£ 93

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	<div style="background-color: #4f7942; color: white; padding: 5px; border: 1px solid white;"> You could save £ 93 over 3 years </div>
Heating	£ 261 over 3 years	£ 261 over 3 years	
Hot Water	£ 579 over 3 years	£ 486 over 3 years	
Totals	£ 1,008	£ 915	

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: #4f7942; color: white;">(92 plus) A</td> <td style="background-color: #70ad47; color: white;">(81-91) B</td> <td style="background-color: #c4c450; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ff7f0e; color: white;">(39-54) E</td> <td style="background-color: #d62728; color: white;">(21-38) F</td> <td style="background-color: #8c564b; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #4f7942; color: white; padding: 5px;">86</td> <td style="background-color: #70ad47; color: white; padding: 5px;">87</td> <td colspan="2"></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				86	87			<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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G									
			86	87											

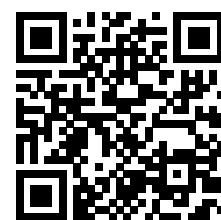
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Heat recovery system for mixer showers	£585 - £725	£ 93

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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