



Mexborough Road, Rotherham, S63

£264,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

*** CHAIN FREE *** Full description House Simple are offering for sale this beautiful detached property with four bedrooms and resides on a corner plot with ample frontage as well as gated off road parking. This individual family home offers ample living space with room to enjoy those moments in

Key features:

- Garage
- No Chain
- Sought After Location
- En suite
- Off Street Parking
- Private Garden
- Conservatory

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band C (£1556.24 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



*** CHAIN FREE ***

Full description

House Simple are offering for sale this beautiful detached property with four bedrooms and resides on a corner plot with ample frontage as well as gated off road parking. This individual family home offers ample living space with room to enjoy those moments in the garden. The train station, shops and other local amenities just a short drive away, you must view to appreciate the space on offer.

To Entrance Hall

Wall lights, radiator, coving to ceiling, stairs rising to first floor landing, access to:

Lounge

7.84m x 3.75m max 2.85m min

(25'9" x 12'4" x 9'4") L shaped room, front facing double glazed bay window, coving to ceiling, wall lights, feature gas fire with surround, French doors to:

Conservatory

3.39m x 3.55m (11'1" x 11'7")

French doors giving access to rear garden, ceramic tiled flooring

Dining Room

2.82m x 2.59m (9'3" x 8'5")

(9'3" x 8'6") Currently being used as a study, double glazed window to rear, radiator, coving

to be used, currently being used as a study, double glazed window to rear, radiator, coving.

Reception Room

7.19m x 3.38m max

2.20m min (23'7" x 11'1" x 7'3") L shaped room, vaulted ceiling, plumbing for washing machine, space for dryer, single sink/drainage unit, currently being used as a dining room, access to rear garden, wood effect flooring, double glazed doors to rear, double glazed window to front, housing boiler, two radiators

Kitchen

3.88m x 2.50m (12'8" x 8'2")

Rear facing double glazed window, matching wall and base units, wine cooler, space for multi fuel range cooker, extractor, Belfast style sink, under unit lighting, complementary tiling, granite worktops, wood effect flooring, mood lighting, coved ceiling, radiator

Cloakroom

Low level WC, hand wash basin, radiator, wooden flooring

Lobby

Access to integral garage

First Floor Landing

Loft access via pull down ladder, coving, dado rail, airing cupboard, access to:

Master Bedroom

3.70m x 3.80m (12'1" x 12'5")

Double glazed window to front, coving to ceiling, Two wall lights, fitted wardrobes, TV point, access to:

En-suite Shower Room

Low level WC, His and Her sinks in a vanity unit, ceramic tiled flooring, tiled walls, heated towel radiator, double glazed window, extractor, shaver point

Bedroom Two

4.19m x 2.62m (13'8" x 8'7")

Radiator, fitted wardrobes, double glazed window

Bedroom Three

3.65m x 2.51m (11'11" x 8'2")

Double glazed window, radiator, wood effect flooring, TV point

Bedroom Four

2.68m x 2.85m (8'9" x 9'4")

Double glazed window, radiator, coved ceiling

Family Bathroom

2.85m x 1.94m (9'4" x 6'4")

Roll top bath with telephone shower attachment, hand wash basin, bidet, low flush WC, complementary tiling to

walls, coved ceiling, wall lights, double glazed window to rear

Loft

Power and light connected

Front Garden

Wrought iron gates giving access to pebbled driveway providing ample off road parking, access to integral garage, lawn, mature plants and shrubs

Rear Garden

Mainly laid to lawn, brick wall, mature plants and shrubs, decked patio area

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

84, Mexborough Road, Bolton-upon-Dearne, ROTHERHAM, S63 8LX

Dwelling type: Detached house	Reference number: 8495-5431-6629-1727-6973
Date of assessment: 27 November 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 December 2013	Total floor area: 150 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:	£ 3,123
Over 3 years you could save	£ 450

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 222 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 450 over 3 years </div>
Heating	£ 2,385 over 3 years	£ 2,157 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
Totals	£ 3,123	£ 2,673	

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;"> <tr> <td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #e91e63; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="7" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">83</td> <td style="text-align: center; font-size: 2em;">87</td> </tr> </table>	Current	Potential	83	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>
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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 Floor Insulation	£800 - £1,200	£ 147
2 Low energy lighting for all fixed outlets	£95	£ 186
3 Heating controls (room thermostat)	£350 - £450	£ 117

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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