



Common Road, Barnsley, S72

£70,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

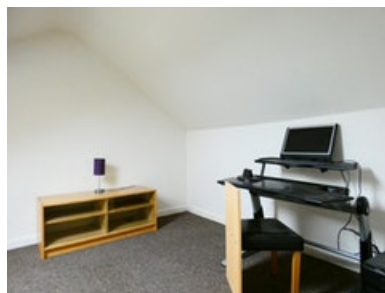
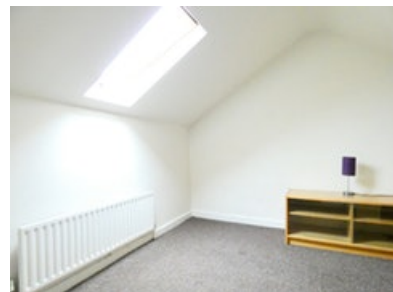
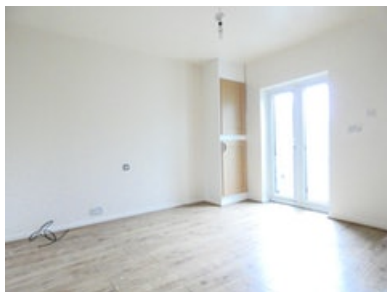
This RECENTLY REDUCED 2 double bed home is a PERFECT buy for FIRST TIME BUYER OR INVESTMENT BUYER alike - with off street parking and a central location an INTERNAL VIEWING IS A MUST!

Key features:

- Two Double Bedrooms
- Fully Converted Attic
- Two Reception Rooms
- Enclosed Garden
- Private Driveway With Single Garage
- Close To Local Amenities
- Countryside Views
- MOTIVATED VENDOR
- NO ONWARD CHAIN
- PERFECT FIRST TIME BUYER
- PERFECT INVESTMENT PROPERTY
- RECENTLY REDUCED

Extra info:

- **Property Age:** 67 years
- **Council Tax:** Band A (£1167.17 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



RECENTLY REDUCED A 2 double bedrooms, fully converted attic room, family bathroom with bath, open plan living/dining, kitchen, enclosed rear garden with patio area, private driveway with single garage & off street parking. Close to local amenities, bus routes, schools catchment area, a short drive to Barnsley Town & motorway networks. Ideal for investors & first time buyers, viewing highly recommended.

Entrance Hall - Entering the property through to the hallway -

Living Room - Well presented Living Room with carpeted floor, power points, TV point, large single radiator, double glazed window, under stairs storage & open plan leading to the Dining Room.

Dining Room - Open plan Dining Room, laminate flooring, power points, single radiator & patio doors leading to the enclosed garden.

Kitchen - Kitchen with built in oven/grill & 4 ring gas hob, ample room for additional appliances, sink with drainage, power points & double glazed windows.

Bedroom One - Double Bedroom, fully carpeted, double glazed window, single radiator & power points.

Family Bathroom - Bath with over head shower, wash basin, toilet, single radiator, vinyl flooring & double glazed frosted window.

Bedroom Two - Double bedroom, double glazed window, fully carpeted, power points & single radiator.

Bedroom Three - Fully converted attic into a Double bedroom, double glazed window, fully carpeted, power points & single radiator.

Outside - Well presented enclosed rear garden, patio area, private driveway, single garage & additional on street parking.

Floor plan:



Energy Performance Certificate:

HM Government

Energy Performance Certificate

22, Common Road, Brierley, BARNSELY, S72 9ES

Dwelling type: Mid-terrace house **Reference number:** 8554-7323-2960-2521-6902
Date of assessment: 09 July 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 11 July 2014 **Total floor area:** 80 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:	£ 3,489
Over 3 years you could save	£ 711

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 150 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 711 over 3 years </div>
Heating	£ 2,796 over 3 years	£ 2,367 over 3 years	
Hot Water	£ 393 over 3 years	£ 261 over 3 years	
Totals	£ 3,489	£ 2,778	

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

(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

Current	Potential
52	72

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	£ 372
2 Floor Insulation	£800 - £1,200	£ 90
3 Low energy lighting for all fixed outlets	£40	£ 126

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 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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