



Fieldhead Road, Sheffield, S8

£110,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

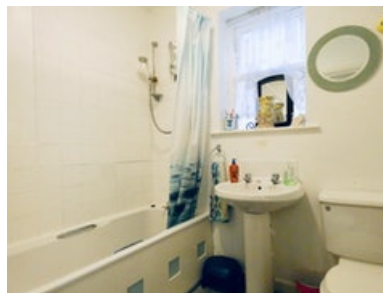
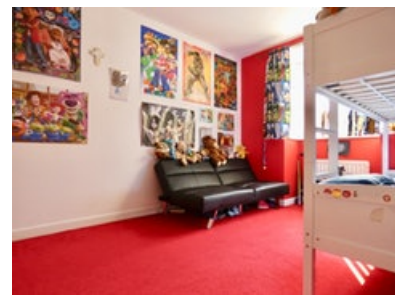
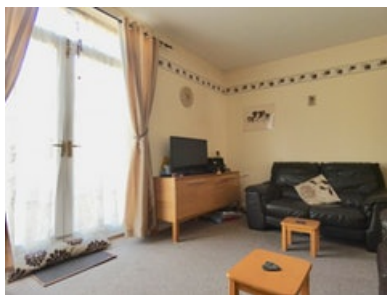
GUIDE PRICE £110,000-£115,000 LOCATED IN BETWEEN LONDON & ABBEYDALE ROAD WITH ALL THE SHOPS /RESTAURANTS/BARS WALKING DISTANCE TO CITY CENTRE Two double bedrooms and a storage room (used as a spare room) , family bathroom with bath, living room, spacious&

Key features:

- Ideal First Home
- Two Bedrooms
- Spacious Kitchen/Diner
- Shared Enclosed Garden
- Off Road Parking
- Close To Local Amenities
- Investment Opportunity
- Walking distance to London Road
- Walking distance to Abbeydale Road
- Recently refurbished carpets/flooring

Extra info:

- **Property Age:** 17 years
 - **Council Tax:** Band A (£1217.65 per-annum)
 - **Double Glazing:** All
 - **Heating:** Gas
 - **Parking:** Off Street Parking
 - **Lease info:** 99 years remaining
- Ground Rent:** £75.00 per-annum
Maintenance: £50.00 per-year
Maintenance Company: 0



LOCATED IN BETWEEN LONDON & ABBEYDALE ROAD WITH ALL THE SHOPS /RESTAURANTS/BARS

WALKING DISTANCE TO CITY CENTRE

Two double bedrooms and a storage room (used as a spare room) , family bathroom with bath, living room, spacious kitchen/diner, enclosed shared garden, off road parking & additional on street parking.

Living Room

Well presented Living Room with patio doors leading to the shared enclosed garden, power points, TV point, single radiator & double glazed window.

Kitchen/Diner

Spacious Kitchen with freestanding oven/grill & electric hob, ample room for appliances, worktops with sink & drainage, power points, double glazed window, dining area & single door leading to the front garden.

Master Bedroom

Master Double Bedroom with double glazed window, single radiator & power points.

Family Bathroom

Modern Family Bathroom with bath & over head shower, wash basin, toilet, single radiator & double glazed frosted window.

Bedroom Two

Double Bedroom with double glazed window, power points & single radiator.

Outside

Enclosed shared garden to the rear with access from the property, off street parking & additional on street parking.

Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate

40, Fieldhead Road, SHEFFIELD, S8 0ZX

Dwelling type: Ground-floor flat	Reference number: 8103-6024-0329-3207-3763
Date of assessment: 02 March 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 March 2016	Total floor area: 73 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:	£ 1,971
Over 3 years you could save	£ 420

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 420 over 3 years </div>
Heating	£ 1,335 over 3 years	£ 1,074 over 3 years	
Hot Water	£ 354 over 3 years	£ 312 over 3 years	
Totals	£ 1,971	£ 1,551	

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) A</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) G</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	<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;">72</td> <td style="text-align: center; font-size: 2em;">77</td> </tr> </table>	Current	Potential	72	77	<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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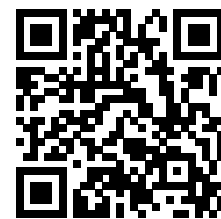
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 120
2 Low energy lighting for all fixed outlets	£25	£ 96
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 207

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.

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MISREPRESENTATION ACT, 1967.

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