

Dodworth Road, Barnsley, S70

£130,000

None

Tenure: Freehold, **Bedrooms:** 3

We are delighted to offer for sale this exceptionally spacious and immaculately presented mid terrace Victorian house. The property is presented for sale in immaculate condition throughout and available as a chain free move. The accommodation is arranged over four floors extending to over 1800 sq ft

Key features:

- Stunning Victorian terrace
- 3 large double bedrooms
- Large first floor bathroom with a white suite
- Spacious lounge with Victorian fireplace
- Formal dining room
- Large dining kitchen with appliances
- Large storage cellar ideal for conversion
- Gas central heating and double glazing
- Good size garden
- Immaculately presented

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band b (£1367.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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The accommodation is arranged over four floors extending to over 1800 sq ft with scope to create further bedrooms, making an ideal purchase for first time buyers or investors.

The ground floor accommodation briefly comprises; a spacious entrance hall with wooden flooring, a large lounge with Victorian fireplace, and a spacious formal dining room. the lower ground floor provides a large kitchen diner, with a comprehensive range of units and a fitted four seat breakfast bar, and a 2 room cellar ideal for conversion.

The first floor accommodation includes 2 double bedrooms and the stunning house bathroom, joined by a spacious landing. a staircase leads to the second floor which benefits a further large double bedroom with a walk in storage area.

To the front of the property a garden area enclosed by s a stone wall. To the rear of the property a spacious garden, with a large patio seating area and generous lawn. The garden can be altered to provide off street parking via the access road to the rear.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

155, Dodworth Road, BARNSELEY, S70 6HW

| | |
|---|---|
| Dwelling type: Mid-terrace house | Reference number: 8721-7825-6090-8489-0972 |
| Date of assessment: 31 May 2019 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 31 May 2019 | Total floor area: 149 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: | £ 4,632 |
| Over 3 years you could save | £ 1,131 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 369 over 3 years | £ 264 over 3 years | <div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,131 over 3 years </div> |
| Heating | £ 3,855 over 3 years | £ 2,982 over 3 years | |
| Hot Water | £ 408 over 3 years | £ 255 over 3 years | |
| Totals | £ 4,632 | £ 3,501 | |

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> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ff9800; color: white;">(39-54) E</td> <td style="background-color: #ff4500; color: white;">(21-38) F</td> <td style="background-color: #c00000; 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="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">58</td> <td style="text-align: center; font-size: 2em;">75</td> </tr> </table> | Current | Potential | 58 | 75 | <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 | | | | | | | |
| Current | Potential | | | | | | | | | | | | |
| 58 | 75 | | | | | | | | | | | | |

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

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|------------------|------------------------------|
| 1 Room-in-roof insulation | £1,500 - £2,700 | £ 567 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 333 |
| 3 Low energy lighting for all fixed outlets | £20 | £ 93 |

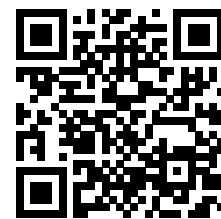
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 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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