

Bone Lane, Doncaster, DN6

£375,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

HOUSESIMPLE are pleased to present to the open market this beautifully appointed detached property set within the picturesque village of Campsall, is this family sized four bedroomed detached house, with the added benefits of off road parking and integral garage, this property needs to be internally

Key features:

- Ideal Family Home
- Picturesque Location
- Off Road Parking
- Spacious Garden
- Integral Garage
- Internal Viewing Highly Recommended

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band D (£2000.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



We are pleased to present to the open market this beautifully appointed detached home set within the picturesque village of Campsall, is this family sized four bedroomed detached house, with the added benefits of off road parking and integral garage, this property needs to be internally viewed to be fully appreciated.

The property briefly comprises of an entrance hall, lounge, sun room, dining room, fitted kitchen, utility, downstairs wc, galleried landing, three further double bedrooms and a modern family bathroom, en-suite bathroom room to master bedroom, To the second floor there is a futher double bedroom and an occasional room with seating area and shower room currently beed used as a bedroom by the current owners.

Benefits include a gas central heating system, hardwood glazing, landscaped gardens to front, rear and side, gated driveway leading to an integral garage and a larger than average driveway which could potentially house four/five cars.

An early inspection is recommended to appreciate this accommodation on offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate
 HM Government

Springfield, Bone Lane, Campsall, DONCASTER, DN6 9AW

Dwelling type: Detached house **Reference number:** 0488-9087-6213-7004-3924
Date of assessment: 08 July 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 08 July 2014 **Total floor area:** 255 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:	£ 6,774
Over 3 years you could save	£ 2,091

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 372 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: 50px; margin: 0 auto;"> You could save £ 2,091 over 3 years </div>
Heating	£ 6,060 over 3 years	£ 3,969 over 3 years	
Hot Water	£ 342 over 3 years	£ 342 over 3 years	
Totals	£ 6,774	£ 4,683	

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
62	78	

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

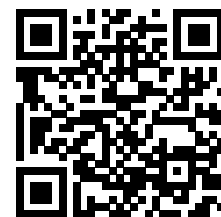
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 285
2 Cavity wall insulation	£500 - £1,500	£ 1,014
3 Floor Insulation	£800 - £1,200	£ 276

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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