

Castleton Terrace, Glossop, SK13

£120,000

Fixed Price

Tenure: Freehold, **Bedrooms:** 2

HouseSimple is offering for sale this superb, refurbished, end of terrace property in this popular area of Glossop. The property benefits from its position being at the end of the terrace on the top road, offering a larger plot with gardens to the front and the rear along with a private driveway with

Key features:

- OFF STREET PARKING FOR 3 CARS
- PRIVATE REAR GARDEN
- NEW PATIO DOORS AND LIVING ROOM WINDOW
- NEW BATHROOM
- NEW OVEN AND HOB
- FULLY DECORATED THROUGHOUT
- NEW FENCING AROUND THE ENTIRE PROPERTY

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band A (£90.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

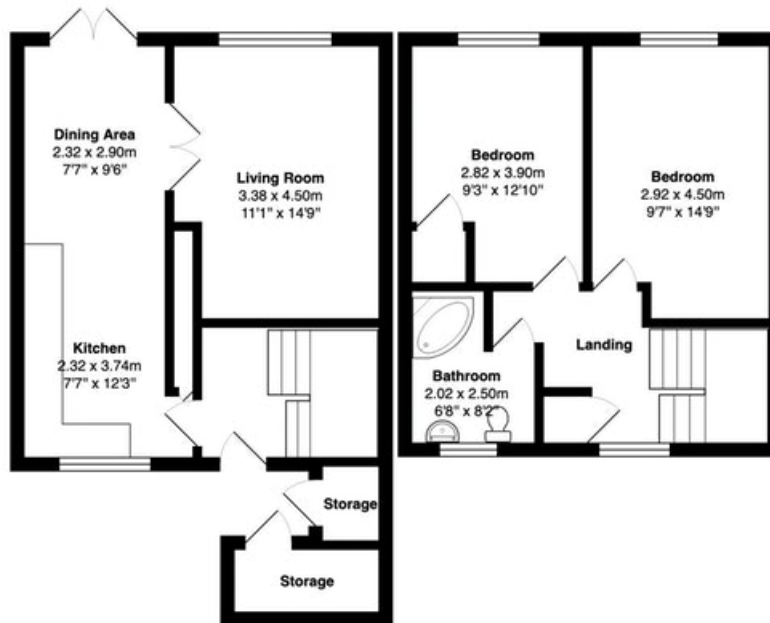


HouseSimple is offering for sale this superb, refurbished, end of terrace property in this popular area of Glossop. The property benefits from its position being at the end of the terrace on the top road, offering a larger plot with gardens to the front and the rear along with a private driveway with parking for up to three cars.

The property is in immaculate condition and has been refurbished throughout with new patio doors and some windows replaced, new bathroom, new oven, and hob, fully redecorated and new boundary fencing around the whole house. This will be the perfect property for someone to purchase and move straight in. To the downstairs, there is a modern living room with double doors opening into the bright kitchen diner that has patio doors onto a private sunny enclosed garden, ideal for BBQ's in the warmer months. The kitchen is fully fitted and has a window to the front of the house. Upstairs is the modern family bathroom with corner bath plus two double bedrooms. There are a number of built-in storage cupboards throughout the property, including a large understairs cupboard plus outhouse, great for garden storage.

If you are looking for a property to move straight into and not have to do any work, that's in a popular location and boasts one of the best plots, overlooking an open field, then this could make the ideal purchase. Call or click to book a viewing.

Floor plan:



Total Area: 82.4 m² ... 887 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

10, Castleton Terrace, GLOSSOP, SK13 6TD

Dwelling type: end-terrace house	Reference number: 8598-7027-2660-4353-0922
Date of assessment: 27 March 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 March 2018	Total floor area: 95 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:	£ 3,003
Over 3 years you could save	£ 603

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 603 over 3 years</p> </div>
Heating	£ 2,484 over 3 years	£ 1,965 over 3 years	
Hot Water	£ 312 over 3 years	£ 228 over 3 years	
Totals	£ 3,003	£ 2,400	

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: #FFEB3B; color: black;">(69-80) C</td> <td style="background-color: #FFC107; color: black;">(55-68) D</td> <td style="background-color: #FF9800; color: white;">(39-54) E</td> <td style="background-color: #FF5722; color: white;">(21-38) F</td> <td style="background-color: #C0392B; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" 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; vertical-align: middle;">68</td> <td style="text-align: center; vertical-align: middle;">82</td> </tr> </table>	Current	Potential	68	82	<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													
Not energy efficient - higher running costs																			
Current	Potential																		
68	82																		

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	£ 93
2 Cavity wall insulation	£500 - £1,500	£ 270
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 156

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.

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MISREPRESENTATION ACT, 1967.

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