



Foxglove Road, Sheffield, S5

£120,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

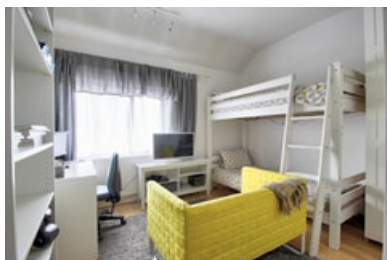
HouseSimple is pleased to present this property in Sheffield.

Key features:

- Fantastic size family home
- Well presented throughout
- Three bedrooms plus loft room
- Large rear garden
- Gated driveway
- Modern bathroom & Kitchen
- Early viewing essential
- Popular location near good schools
- Easy access to local shops and public transport links

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£1100.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Well presented family home! This is one of only six similar properties on this road and provide excellent family accommodation with the benefit of a large enclosed garden and off road parking for up to three vehicles. An internal inspection is highly recommended and in brief comprises of a storm porch to the front, good size living room, dining room with opening into the modern fitted kitchen, three good size bedrooms for the family and a modern fitted bathroom! Early viewing is a must, do not delay as this home is ready to move in!

Storm Porch

Entrance is via upvc double glazed fretted doors into a handy storm porch.

Living Room 18'10 x 11

A fantastic size living room having a front facing double glazed window, radiator and a feature fireplace with a living flame gas fire. The room also benefits from having laminate floor, coving to the ceiling and a useful storage cupboard built in.

storage cupboards built in.

Dining Room 13'11 x 11'5

Well presented throughout and double glazed rear facing window overlooking the rear garden, radiator to one wall and opening into the kitchen.

Kitchen 7'7 x 8'2

Having modern fitted wall and base units with complementing worktop, inset sink, five ring gas hob with extractor above, built in oven and a wall mounted boiler for the heating system. There is also space and plumbing for a washing machine, dual aspect double glazed windows and a door leading into the rear garden.

Landing

With doors leading to the bathroom and three bedrooms.

Bedroom One 11'4 x 11'4

The master bedroom has a rear facing double glazed window with radiator below and a laminate floor.

Bedroom Two 10'3 x 11'8

A good size double bedroom having a front facing double glazed window with radiator below and a laminate floor.

Bedroom Three 9'11 x 8'2

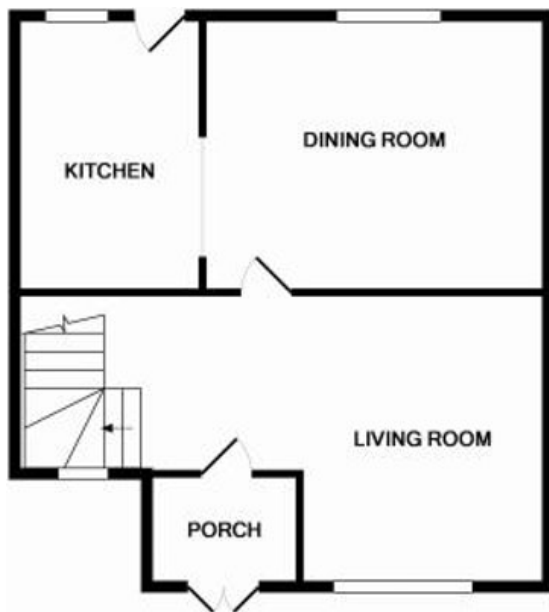
A good size for a third bedroom having a rear facing double glazed window, radiator below and laminate floor.

Family Bathroom 7'2 x 9'3 wp

A lovely modern fitted bathroom with a white suite comprising of a pedestal hand wash basin, low flush wc, panelled bath with electric shower over and built in cupboards. There is also a front facing double glazed window and radiator to one wall.

Outside

To the front of the property there is a gated driveway providing off road parking for up to three vehicles. To the rear there is a fantastic size garden mainly laid to lawn with mature hedgerows providing a great deal of privacy. There is also a brick built outbuilding for additional storage!

Floor plan:

GROUND FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 961 SQ.FT. (89.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate:

Energy Performance Certificate HM Government

161, Foxglove Road, SHEFFIELD, S5 6FP

Dwelling type: Semi-detached house	Reference number: 9458-3041-7288-1227-7940
Date of assessment: 15 August 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 August 2013	Total floor area: 86 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:	£ 3,087
Over 3 years you could save	£ 1,209

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 150 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 1,209 over 3 years </div>
Heating	£ 2,154 over 3 years	£ 1,512 over 3 years	
Hot Water	£ 669 over 3 years	£ 216 over 3 years	
Totals	£ 3,087	£ 1,878	

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: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #ffc107; 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;">80</td> <td style="text-align: center;">83</td> </tr> </table>	Current	Potential	80	83	<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												
80	83												

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

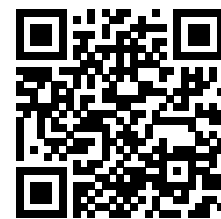
Recommended measures	Indicative cost	Typical savings over 3 years
1 Draught proofing	£80 - £120	£ 120
2 Low energy lighting for all fixed outlets	£60	£ 90
3 Hot water cylinder thermostat	£200 - £400	£ 276

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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