

Ellis Grove, Rotherham, S63

£270,000

Unknown

Tenure: Leasehold, **Bedrooms:** 4

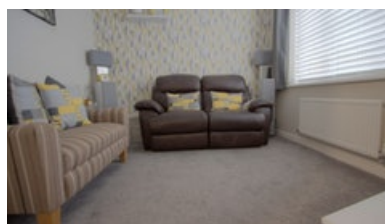
**** INTERNAL VIEWING HIGHLY RECOMMENDED - IDEAL FAMILY HOME ** NO CHAIN **** A beautifully presented home situated in Brampton Bierlow offering fantastic links to Sheffield and Rotherham. The property would make an ideal family home, and is only a short distance from Brampton the Ellis Primary School.

Key features:

- Beautifully Presented
- Internal Viewing Highly Recommended
- Motivated Vendor
- Private Driveway
- Open Aspect Rear Garden
- Ideal Family Home

Extra info:

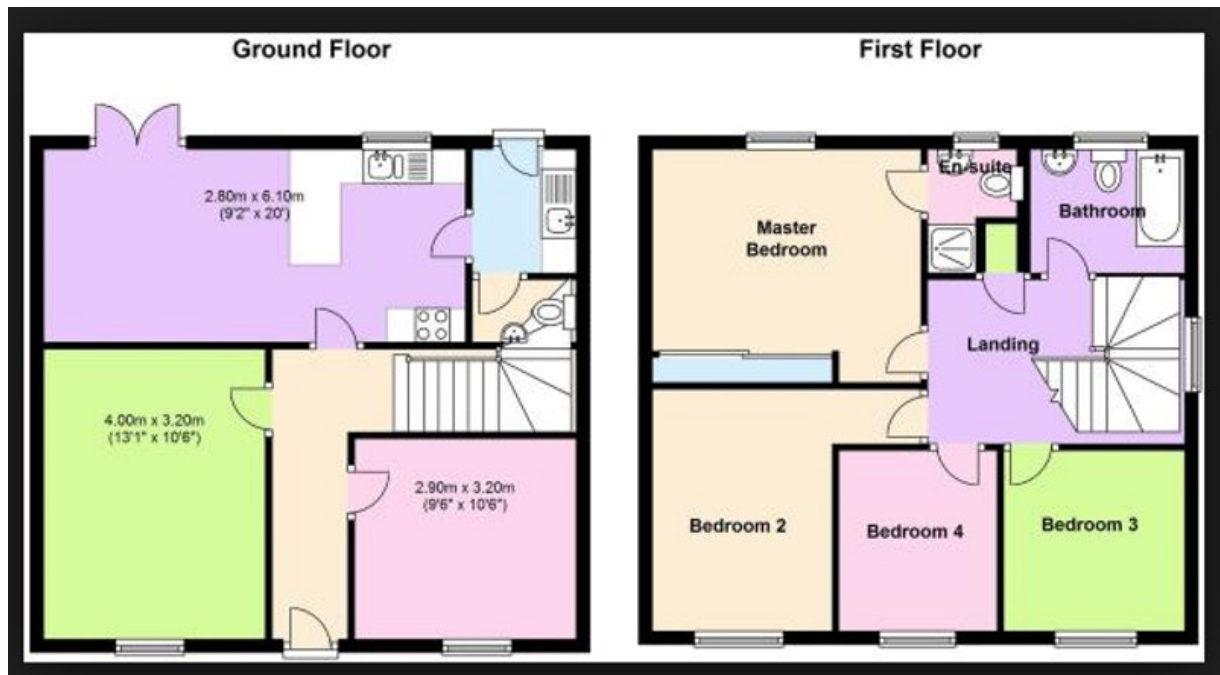
- **Property Age:** 3 years
- **Council Tax:** Band D (£1789.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 997 years remaining
Ground Rent: £150.00 per-annum
Maintenance: £150.00 per-year
Maintenance Company: Gateway



CHAIN FREE ! We are delighted to offer for sale this immaculate and beautifully presented family home which is situated in the popular location of Brampton Bierlow.

The property is located within walking distance of Brampton the Ellis Primary School which is Ofsted Outstanding, this fantastic home would be ideal for the growing family. The property comprises of an entrance hall, lounge, kitchen diner, utility, downstairs WC, study/snug. To the first floor there are four bedrooms, three of which are double in size, one with en-suite and a family bathroom. A shared driveway for just 2 properties leads to a private driveway for 5 vehicles, larger than average single garage and an immaculate larger than average open aspect rear garden.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

10, Ellis Grove, Wath-upon-Dearne, ROTHERHAM, S63 6GG

Dwelling type: Detached house	Reference number: 8456-7539-4199-8893-2996
Date of assessment: 17 November 2016	Type of assessment: SAP, new dwelling
Date of certificate: 18 November 2016	Total floor area: 109 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:	£ 1,389
Over 3 years you could save	£ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4CAF50; color: white; width: 40px; margin: 0 auto;"> You could save £ 102 over 3 years </div>
Heating	£ 897 over 3 years	£ 897 over 3 years	
Hot Water	£ 276 over 3 years	£ 174 over 3 years	
Totals	£ 1,389	£ 1,287	

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: 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: #FF5722; color: white;">(21-38) F</td> <td style="background-color: #C0392B; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="border: 1px solid black; padding: 5px; font-size: 2em;">83</td> <td colspan="3"></td> </tr> <tr> <td colspan="3"></td> <td style="border: 1px solid black; padding: 5px; font-size: 2em;">93</td> <td colspan="3"></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				83							93				<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																
			83																			
			93																			

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 759

MISREPRESENTATION ACT, 1967.

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