

Highfield Road, Doncaster, DN6

£100,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

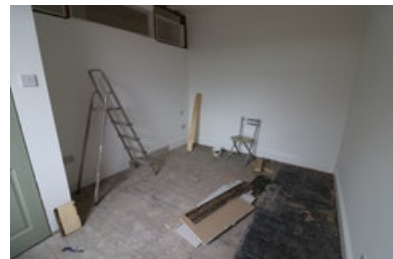
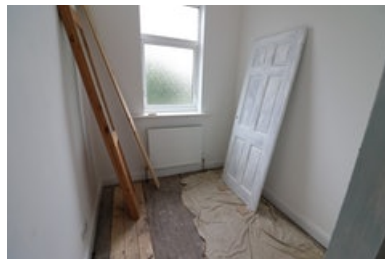
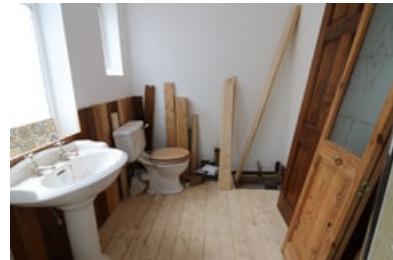
****NO CHAIN!!** **GUIDE PRICE £105,000!!**** Perfect for a **FIRST TIME BUYER** or **NEW FAMILY**. Great **ON STREET PARKING**.

Key features:

- Sought After Location
- 3 Bedrooms
- Private Garden
- Kitchen/Diner

Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band B (£1281.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Description

House Simple are offering for sale this attractive 3 bedroom terraced house under going renovation and modernisation. This property is perfect for the first time buyer or new family. The internal accommodation briefly comprises; Entrance hall, lounge, kitchen, rear entrance hall and bathroom. To the first floor; landing, bedroom one with storage cupboard, bedroom two, bedroom three and a separate WC. To the exterior at the rear are two brick-built outbuildings, one a WC and the other a useful storage room and a low maintenance garden. To the front of the property is on-street parking. This property must be viewed to appreciate what is on offer.

Entrance Hall

The property is accessed from the front via a wooden door into the entrance hall which has spotlights to ceiling and central heating radiator.

Lounge 11'8 (max) x 10'8

Double-glazed bay window to the front aspect, feature open fireplace, coving to ceiling and central heating radiator.

Kitchen 12'10 x 14'7

Accessed from the entrance hall is a large and spacious kitchen with space for dining table. Range of fitted wall, base and drawer units with work top and Belfast sink, electric oven and hob, spotlights to ceiling, double-glazed window to the rear aspect and central heating radiator.

Rear Entrance Hall

Accessed internally from the kitchen or externally via a wooden door to the side of the property from the rear garden. This useful space has plumbing for washing machine and dishwasher.

Bathroom

Family bathroom with bath and shower over, pedestal wash hand basin, WC, towel radiator, and double-glazed window to side aspect.

First Floor Landing

Spotlights to ceiling, central heating radiator and internal doors leading to bedrooms and upstairs WC.

Bedroom One 11'8 x 14'2

Large double bedroom, storage cupboard, feature fireplace, central heating radiator, two double-glazed windows to front aspect.

Bedroom Two 13' x 12'3

Double bedroom, double-glazed window to rear aspect and central heating radiator.

Bedroom Three 7'5 x 6'4

Double-glazed window to rear aspect and central heating radiator.

W/C

Vanity wash hand basin unit and WC- currently in renovation.

Outside

To the exterior at the rear are two brick-built outbuildings, one a WC and the other a useful storage room and a low maintenance garden. To the front of the property is on-street parking. This property must be viewed to appreciate what is on offer.

Floor plan:



Energy Performance Certificate:

HM Government

Energy Performance Certificate

4, Highfield Road, Askern, DONCASTER, DN6 0LG

Dwelling type: Mid-terrace house **Reference number:** 8018-7822-6559-9185-0902
Date of assessment: 05 December 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 05 December 2018 **Total floor area:** 91 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: | £ 7,413 |
| Over 3 years you could save | £ 5,580 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 261 over 3 years | £ 261 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 5,580 over 3 years </div> |
| Heating | £ 6,861 over 3 years | £ 1,362 over 3 years | |
| Hot Water | £ 291 over 3 years | £ 210 over 3 years | |
| Totals | £ 7,413 | £ 1,833 | |

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

| | Current | Potential | |
|---|---------|-----------|---|
| Very energy efficient - lower running costs | | 85 | 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. |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | 19 | | Not energy efficient - higher running costs |

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 | £ 201 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 1,710 |
| 3 Floor insulation (suspended floor) | £800 - £1,200 | £ 333 |

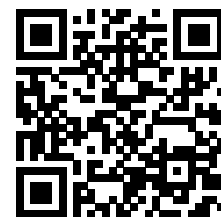
See page 3 for a full list of recommendations for this property.

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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