



Carnaby Road, Lower Walkley, Sheffield, S6

£175,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

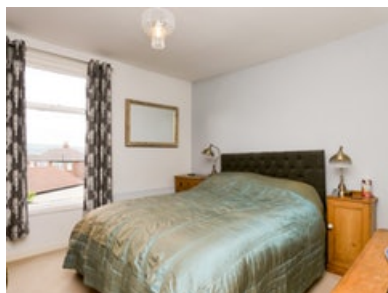
GUIDE PRICE £175,000 - £185,000 We are delighted to offer for sale this modern and deceptively spacious three bedroom mid terrace home set over three floors located on a quiet residential street with ample room for parking, in the sought after location of Lower Walkley. This

Key features:

- Internal Viewing Highly Recommended
- Motivated Vendor
- Sought After Location
- Close To Local Amenities
- Deceptively Spacious
- Modern Kitchen & Dining Room
- Spacious Lounge
- Five minutes walk to transport links to Train Station University and Hospitals
- Close to motorway links
- Close and easy access to shopping restaurants and night life in Walkley Crookes Hillsborough Broomhill
- Highly Rated Schools Within Catchment
- Benefits from a private back yard with no through access.

Extra info:

- **Property Age:** 114 years
- **Council Tax:** Band A (£1308.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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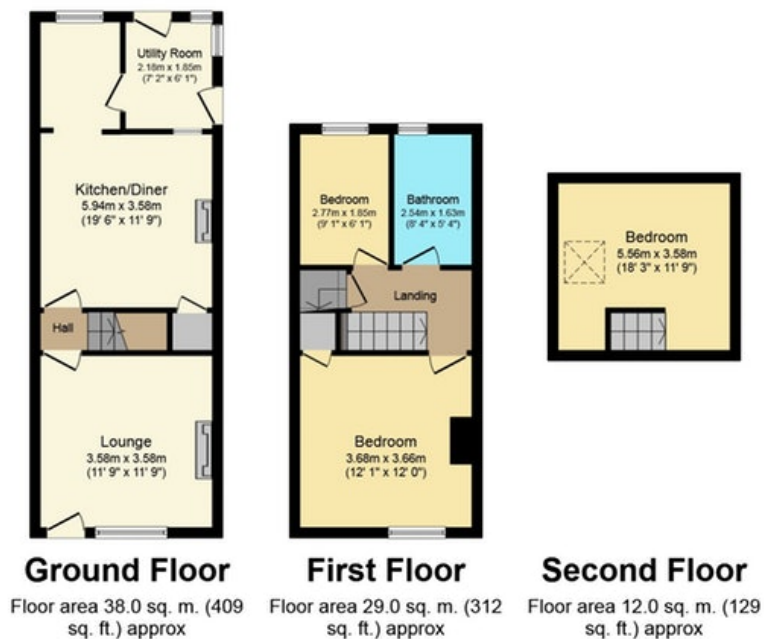
We are delighted to offer for sale this modern and deceptively spacious three bedroom mid terrace home set over three floors located on a quiet residential street with ample room for parking, in the sought after location of **Lower Walkley**. This property offers easy access to local amenities schools and tram and bus routes, close links to motorway access.

The first floor comprises of lounge, modern kitchen/dining room with pantry and a utility room to the side. The first floor offers two bedrooms and a stylish family bathroom with overhead shower, the second bedroom gives access to a generous double bedroom.

To the rear there is a low maintenance enclosed yard, benefitting from no through access by neighbouring properties.

Early viewing is essential to avoid missing out on this superb home!

Floor plan:



Total floor area 79.0 sq. m. (850 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

5, Carnaby Road, SHEFFIELD, S6 2NH

Dwelling type: Mid-terrace house	Reference number: 0268-2858-7733-9691-8771
Date of assessment: 18 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 July 2019	Total floor area: 84 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:	£ 3,846
Over 3 years you could save	£ 1,584

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 189 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,584 over 3 years </div>
Heating	£ 3,279 over 3 years	£ 1,854 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
Totals	£ 3,846	£ 2,262	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">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 style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">Current</th> <th style="width: 50%; text-align: center;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">49</td> <td style="text-align: center; font-size: 2em;">80</td> </tr> </table>	Current	Potential	49	80
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Current	Potential											
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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 Room-in-roof insulation	£1,500 - £2,700	£ 909
2 Internal or external wall insulation	£4,000 - £14,000	£ 297
3 Floor insulation (suspended floor)	£800 - £1,200	£ 141

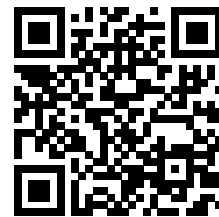
See page 3 for a full list of recommendations for this property.

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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