



Deightonby Street, Thurnscoe, S63

£95,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 3

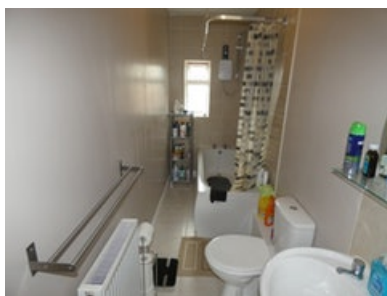
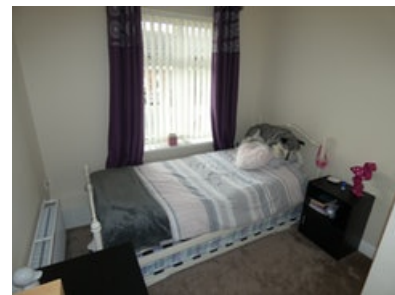
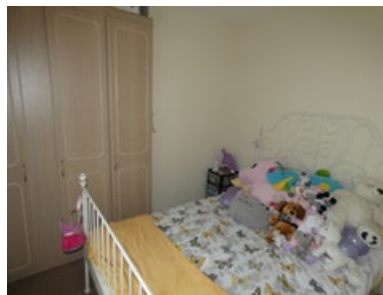
Situated close to Thurnscoe Town Centre and enjoying countryside views to the rear is this very well presented and spacious End Town House. The property is close to a wide range of local amenities and transport links and is within walking distance of the train station.

Key features:

- Spacious En Town House
- Three Sizeable Bedrooms
- Modern Kitchen / Dining Room
- Good Sized Lounge
- Views of Open Countryside
- Large Rear Garden
- Drive & Garage
- Good Location in Popular Village

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band A (£99.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

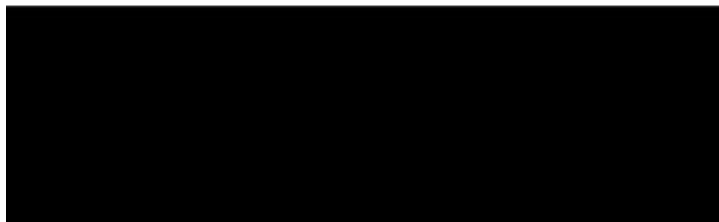


Situated close to Thurnscoe Town Centre and enjoying countryside views to the rear is this very well presented and spacious End Town House.

The property is close to a wide range of local amenities and transport links and is within walking distance of the train station. On the ground floor there is an inviting hallway and separate wc, sizeable lounge, pleasant kitchen / dining room, small utility room and a useful entrance porch. The first floor has three double bedrooms and a modern family bathroom. Outside there is a long drive leading to a large garage with private parking. The front garden is gravelled and paved for easy maintenance and the rear garden is enclosed with a fence and has a sizeable lawn backing onto open countryside.


An ideal home for a first time buyer, young couple or growing family in a great location.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate



125, Deightonby Street, Thurnscoe, ROTHERHAM, S63 0HZ

Dwelling type: end-terrace house **Reference number:** 0129-2800-7134-9226-4535
Date of assessment: 20 July 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 20 July 2016 **Total floor area:** 84 m²

Use this document to:

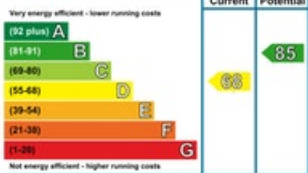
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,409
Over 3 years you could save	£ 573

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 165 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold;">You could save £ 573 over 3 years</p> </div>
Heating	£ 1,800 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 309 over 3 years	£ 210 over 3 years	
Totals	£ 2,409	£ 1,836	

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
88	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.

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	£ 87
2 Internal or external wall insulation	£4,000 - £14,000	£ 147
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 126

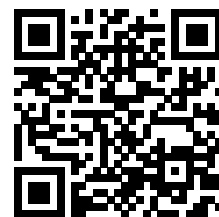
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code