



## Fairfield Road, Off York Road, Doncaster, DN5

**£130,000**

Or Nearest Offer

**Tenure:** Freehold, **Bedrooms:** 2

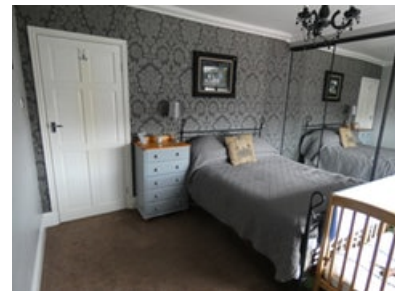
Situated on a sizeable corner plot is this very well presented extended Semi Detached House. The property is located just off York Road and has excellent access to a vast array of local amenities and transport links to Doncaster Town Centre, Bentley Train Station and is less than two mile

## Key features:

- Extended Semi Detached
- Two Double Bedrooms
- Spacious Lounge / Dining Room
- Modern Kitchen / Breakfast Room
- Contemporary Bathroom
- Large Corner Plot
- Great Location

## Extra info:

- **Property Age:** 73 years
- **Council Tax:** Band A (£99.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Situated on a sizeable corner plot is this very well presented extended Semi Detached House. The property is located just off York Road and has excellent access to a vast array of local amenities and transport links to Doncaster Town Centre, Bentley Train Station and is less than two miles to the A1 and Ridgewood School. There is an inviting entrance hall, spacious lounge with box bay window leading into the dining room, a lovely garden room and a contemporary kitchen / breakfast room. The first floor has two double bedrooms with the master having full length fitted wardrobes and there is a modern family bathroom. The front of the property is paved for parking and there is a lovely private garden. The garden is totally enclosed, southerly facing and has a patio, seating area, decked area and a sizeable lawn. There is also a garage which the owner use as storage. A lovely home in a great location that would suit any young couple or growing family.

Floor plan:



Ground Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**28, Fairfield Road, DONCASTER, DN5 9BW**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 2968-2099-7213-6451-7910
<b>Date of assessment:</b> 26 July 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 26 July 2019	<b>Total floor area:</b> 74 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,847</b>
<b>Over 3 years you could save</b>	<b>£ 1,182</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 201 over 3 years	£ 201 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save £ 1,182 over 3 years                 </div>
<b>Heating</b>	£ 2,385 over 3 years	£ 1,284 over 3 years	
<b>Hot Water</b>	£ 261 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 2,847</b>	<b>£ 1,665</b>	

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: 0.7em;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8ebf42; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #c4e000; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #f1c232; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #e67e22; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #d35400; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #c0392b; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">57</td></tr> </table>	Current	57	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">85</td></tr> </table>	Potential	85	<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) <b>A</b>														
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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 714
2 Floor insulation (suspended floor)	£800 - £1,200	£ 171
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 216

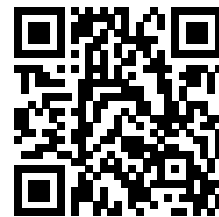
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://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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