



## Haigh Moor Way, Sheffield, S26

**£325,000**

None

**Tenure:** Freehold, **Bedrooms:** 5

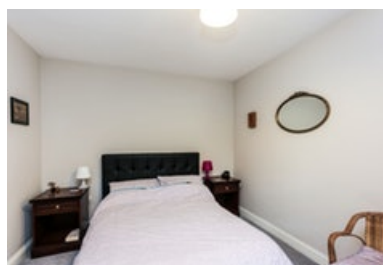
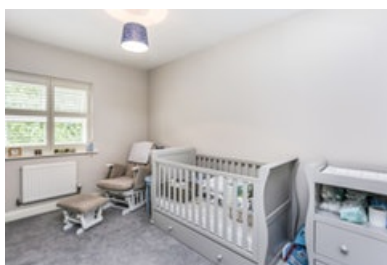
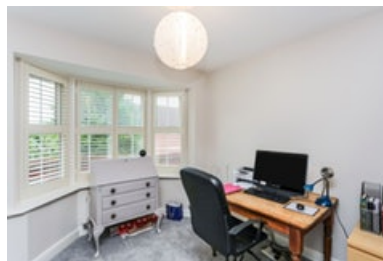
HouseSimple is pleased to present this property in Sheffield.

## Key features:

- Three storey Detached house
- Fabulous Open-Plan Dining/ Kitchen
- Modern Kitchen With Integrated Appliances & Granite Worktops
- Living Area With Juliette Balcony
- Master & Guest Bedrooms With En Suites
- Family Bathroom With White Suite
- Enclosed Rear Garden With Lawn & Patio
- Off street parking & Integral Garage
- Utility room
- separate W.C & High Spec Alarm System
- Viewing Essential

## Extra info:

- **Property Age:** 18 years
- **Council Tax:** Band E (£189.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Set upon this sought after modern development in Swallownest, a stunning three storey four/five bedroom detached house with contemporary decor throughout and over 1800 sq. ft. of flexible, well ordered family sized accommodation. The open-plan layout is ideally suited to modern life & includes fabulous entertaining spaces, luxurious bathrooms & a modern kitchen with separate utility in addition to a garage and landscaped rear garden.

The property has the benefit of gas central heating, double glazing and security system and briefly comprises: entrance hall, bedroom five/ lounge, W.C, spacious living room with Juliette balcony with pleasant distant views to the front, kitchen-diner with a comprehensive range of base and wall units and an abundance of appliances and dining area with French doors leading to the rear garden, utility room, first floor landing with four good sized double bedrooms, the master bedroom and bedroom two both with en-suites and a family bathroom. The property has new bespoke blinds and shutters throughout.

Outside to the front of the property is a lawned garden and block paved driveway providing parking and leading to the integral garage and there is walling and a path to either side of the property leading to the well planned and landscaped rear garden with circular lawn, patio area and plant and shrubbery borders.


Conveniently placed for local shops, schools and amenities and with good transport links for travelling to Sheffield, Rotherham and the surrounding areas via the A57 or M1 motorway. Viewing Essential.

## Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Energy Performance Certificate:

**Energy Performance Certificate** 

**89, Haigh Moor Way, Swallownest, SHEFFIELD, S26 4SG**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 9858-0060-7216-4456-2920
<b>Date of assessment:</b> 15 June 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 16 June 2016	<b>Total floor area:</b> 157 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>£ 3,144</b>
<b>Over 3 years you could save</b>	<b>£ 618</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 243 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 618 over 3 years                 </div>
Heating	£ 2,196 over 3 years	£ 2,031 over 3 years	
Hot Water	£ 462 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 3,144</b>	<b>£ 2,526</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><small>Very energy efficient - lower running costs</small></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) <b>A</b></p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) <b>B</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) <b>C</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) <b>D</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) <b>E</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) <b>F</b></p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) <b>G</b></p> <p><small>Not energy efficient - higher running costs</small></p> </div> <div style="width: 35%; text-align: center;"> <table border="1" style="border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">74</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table> </div> </div>	Current	Potential	74	86	<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>
Current	Potential				
74	86				

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£75	£ 201
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 276
3 Solar water heating	£4,000 - £6,000	£ 144

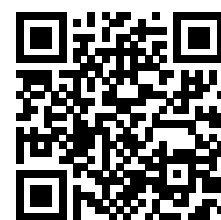
See page 3 for a full list of recommendations for this property.

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 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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