



Ladycroft Road, Doncaster, DN3

£149,950

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

HouseSimple are pleased to offer to the market this 2/3 bedroom semi-detached bungalow, with no forward chain. The property offers wonderful accommodation throughout, large conservatory, driveway, detached garage and fabulous landscaped gardens to the front and rear. Viewing is highly recommended an

Key features:

- Conservatory
- No chain
- driveway
- detached garage
- landscaped gardens to front and rear
- backing onto open fields
- Fireplace

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band B (£1304.11 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



HouseSimple are pleased to offer to the market this 2/3 bedroom semi-detached bungalow, with no forward chain. The property offers wonderful accommodation throughout, large conservatory, driveway, detached garage and fabulous landscaped gardens to the front and rear. Viewing is highly recommended and the views to the rear cannot be ignored.

The accommodation briefly comprises; entrance hallway, bathroom with double shower, fitted kitchen, 2 bedrooms to the front, living room, third bedroom which is currently being used as a dining room and large conservatory to the rear.

Ground Floor

Bedroom 2 3.20m (10'6") x 2.87m (9'5")

Window to front, radiator, fitted carpet, door to:

Bedroom 1 4.50m (14'9") max x 3.20m (10'6")

Window to front, fitted with a range of wardrobes, radiator, fitted carpet, door to:

Living Room 5.31m (17'5") x 3.50m (11'6") max

Fireplace, radiator, sliding door, door to:

Dining/bedroom 2.90m (9'6") x 2.06m (6'9")

Window to rear, radiator, fitted carpet, double door, door to:

Kitchen 2.90m (9'6") x 2.70m (8'10") max

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring electric hob with pull out extractor hood over, window to side, radiator, tiled flooring, folding door, door to:

Bathroom

Fitted with three piece suite comprising wash hand basin, double shower enclosure and close coupled WC, window to side, radiator, tiled flooring, folding door, door to:

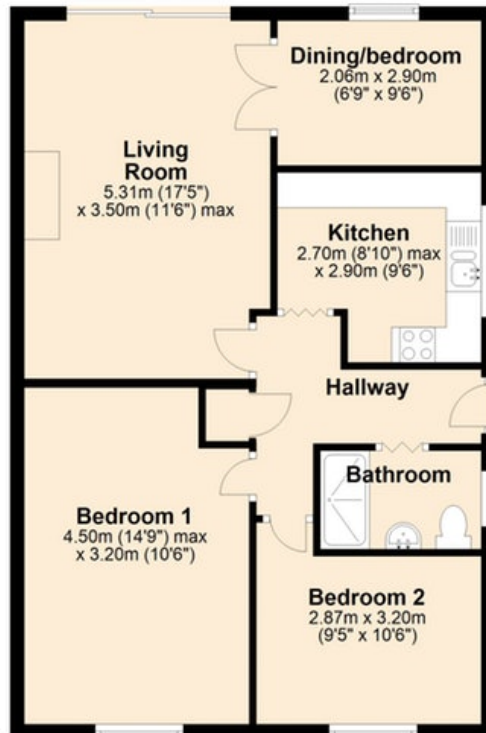
Hallway 3.20m (10'6") x 1.05m (3'5")

Storage cupboard, radiator, fitted carpet, two doors.

Floor plan:

Ground Floor

Approx. 64.8 sq. metres (697.1 sq. feet)



Total area: approx. 64.8 sq. metres (697.1 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

49, Ladycroft Road, Armthorpe, DONCASTER, DN3 3RR

Dwelling type: Semi-detached bungalow	Reference number: 9188-5046-7223-6851-6910
Date of assessment: 18 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 July 2019	Total floor area: 69 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:	£ 2,085
Over 3 years you could save	£ 336

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 162 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 336 over 3 years </div>
Heating	£ 1,524 over 3 years	£ 1,371 over 3 years	
Hot Water	£ 291 over 3 years	£ 216 over 3 years	
Totals	£ 2,085	£ 1,749	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #7c9a4f; color: white;">(81-91) B</td> <td style="background-color: #90c14f; color: white;">(69-80) C</td> <td style="background-color: #c1e14f; color: white;">(55-68) D</td> <td style="background-color: #f2e14f; color: white;">(39-54) E</td> <td style="background-color: #f2814f; color: white;">(21-38) F</td> <td style="background-color: #f24f4f; color: white;">(1-20) G</td> </tr> </table> <p>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 border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="font-size: 2em;">88</td> <td style="font-size: 2em;">93</td> </tr> </table> <p>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.</p>	Current	Potential	88	93
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G						
Current	Potential											
88	93											

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 171
2 Low energy lighting for all fixed outlets	£20	£ 93
3 Solar water heating	£4,000 - £6,000	£ 75

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.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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