



## Cross Street, Rotherham, S61

**£90,000**

None

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

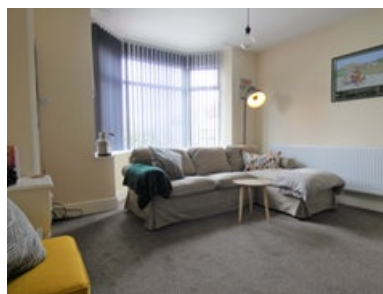
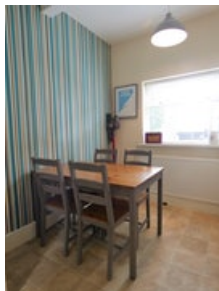
HouseSimple is pleased to present this property in Rotherham.

## Key features:

- Stunning end terrace house
- 2 double bedrooms
- Master bedroom with bay window
- First floor bathroom with a modern white suite
- spacious lounge with feature fireplace
- Comprehensively fitted dining kitchen
- entrance hall
- Gas central heating
- Double glazing
- Ideal first time or investment purchase !

## Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band a (£1176.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



We are delighted to offer for sale this bay fronted end terrace home. Offering a wealth of charm and character, and presented in immaculate condition throughout, the property would make an ideal first time or investment purchase.

An internal viewing is highly recommended !

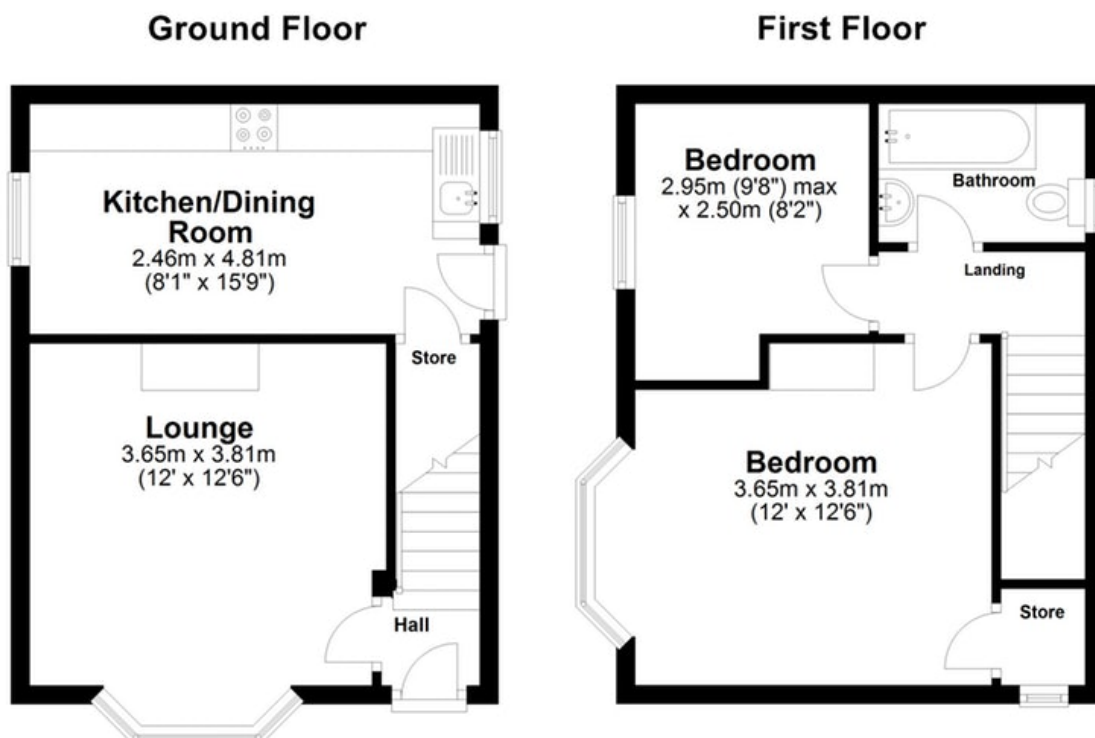
The ground floor accommodation briefly comprises; an entrance hall, a spacious lounge with a feature fireplace and bay window, and a comprehensively fitted dining kitchen with appliances.

The first floor of the property provides 2 double bedrooms, the master having a large bay window and walk in wardrobe, and the recently installed house bathroom with a modern white suite.

the interior also benefits gas central heating and double glazing.

To the front of the property an enclosed low maintenance garden with seating area.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**8, Cross Street, Greasbrough, ROTHERHAM, S61 4PS**

<b>Dwelling type:</b> end-terrace house	<b>Reference number:</b> 8147-7325-0540-0827-5992
<b>Date of assessment:</b> 13 May 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 13 May 2013	<b>Total floor area:</b> 64 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>£ 3,354</b>
<b>Over 3 years you could save</b>	<b>£ 1,362</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 216 over 3 years	£ 114 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 1,362 over 3 years                 </div>
<b>Heating</b>	£ 2,841 over 3 years	£ 1,701 over 3 years	
<b>Hot Water</b>	£ 297 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 3,354</b>	<b>£ 1,992</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**

Very energy efficient - lower running costs  
 (92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not energy efficient - higher running costs

Current	Potential
41	77

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 Cavity wall insulation	£500 - £1,500	£ 458
2 Floor Insulation	£800 - £1,200	£ 142
3 Low energy lighting for all fixed outlets	£40	£ 81

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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