



Kirkstall Road, Barnsley, S71

£130,000

None

Tenure: Freehold, **Bedrooms:** 3

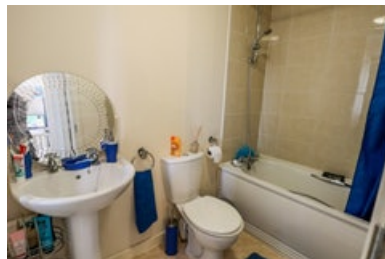
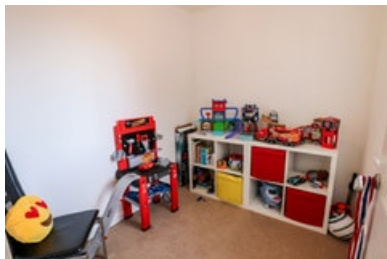
A stunning home situated in a fantastic location, benefiting from local amenities within walking distance and great transport links nearby. The property offers spacious living and a private enclosed rear garden. Viewing highly recommended!

Key features:

- Sought After Location
- Off Street Parking
- New Kitchen
- Private Enclosed Garden
- Great Transport Links
- Spacious Accommodation
- Modern Kitchen With Integrated Appliances

Extra info:

- **Property Age:** 7 years
- **Council Tax:** Band A (£106.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Offered to the market with the benefit of NO CHAIN, this stunning three-bed semi-detached home has a lot to offer. Only seven years old this desirable home has a private garden at the rear with enough space for entertaining. The property is within walking distance of the village amenities, including doctors, shops and primary schools with outstanding Ofsted reports. With good links to Wakefield and Barnsley and the motorway M1 just a few minutes away.

Entrance Hall

Entered via composite entrance door, stairs to first-floor landing, radiator, door to:

Downstairs WC

White modern suite comprising a low flush WC, pedestal wash hand basin, front-facing UPVC double glazed opaque window, extractor fan, radiator.

Lounge 15'9" x 10'6" (4.80m x 3.20m)

Front-facing UPVC double glazed window, rear-facing UPVC double glazed French style doors, two radiators and a phone point.

Kitchen/ Diner 16'7" x 13'20" (5.05m x 4.02m)

Spacious kitchen area fitted with a range of white high gloss wall and base units with granite effect work surfaces over, stainless steel sink and drainer mixer tap, tiled flooring, front-facing UPVC double glazed window, splashback tiling, radiator, stainless steel gas hob and matching electric oven, integral dishwasher, washing machine, fridge and freezer. Dining area with a composite rear entrance door, radiator, tiled flooring and useful storage.

First floor landing

Rear facing UPVC double glazed window.

Bedroom One 11'6" x 10'11" (3.50m x 3.34m)

Spacious room with two front facing UPVC double glazed windows, radiator and TV point.

Bedroom Two 11'3" x 8'10" (3.42m x 2.70m)

Another spacious bedroom with UPVC double glazed window, radiator, and useful storage cupboard,

Bedroom Three 7'7" x 6'7" (2.30m x2.00m)

UPVC glazed window to the rear with radiator.

Bathroom,

White modern suite comprising a low flush WC, pedestal wash hand basin, panelled bath with shower attachment and mixer taps, Porcelanosa feature splashback tiling, rear-facing UPVC double glazed opaque window, radiator, extractor fan.

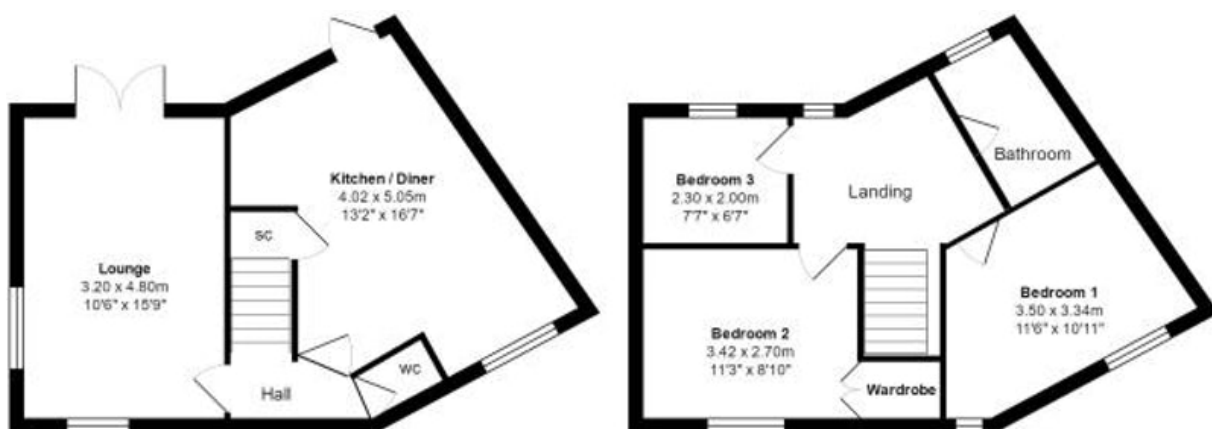
Front Garden

Boundary wall, lawn garden, driveway parking providing off road parking for two cars, to the side of the property.

Rear Garden

PRIVATE good size garden on a corner plot mainly that is mainly laid to lawn and perfect for entertaining.

Floor plan:



All measurements are approximate and for display purposes only

Energy Performance Certificate:

Energy Performance Certificate

1, Kirkstall Road, BARNSELY, S71 1RU

Dwelling type: Semi-detached house	Reference number: 8482-7931-0190-7139-0926
Date of assessment: 21 September 2012	Type of assessment: SAP, new dwelling
Date of certificate: 24 September 2012	Total floor area: 78 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:	£ 1,050
Over 3 years you could save	£ 69

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 69 over 3 years</p> </div>
Heating	£ 687 over 3 years	£ 687 over 3 years	
Hot Water	£ 228 over 3 years	£ 159 over 3 years	
Totals	£ 1,050	£ 981	

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

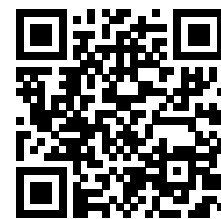
<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a3; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c6e0b4; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f0e68c; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">83</td></tr> </table>	Current	83	<table border="1" 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;">95</td></tr> </table>	Potential	95	<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>
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Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 69
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666

MISREPRESENTATION ACT, 1967.

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