



South Street, Rawmarsh, Rotherham, S62

£165,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

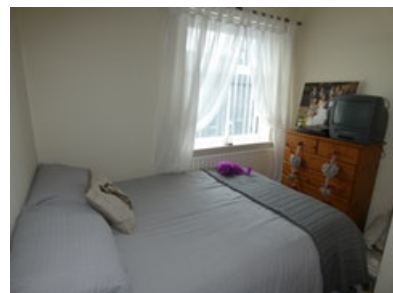
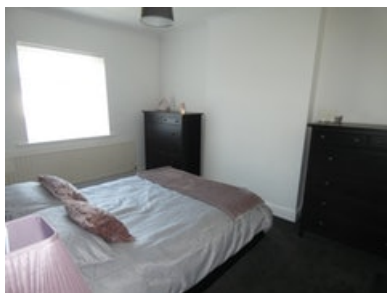
GUIDE PRICE £165,000 - £175,000 FANTASTIC FAMILY HOME WITH STUNNING OPEN PLAN KITCHEN / DINER - DON'T MISS OUT!

Key features:

- Immaculate Semi Detached House
- Three Good Sized Bedrooms
- Upgraded to a High Standard
- High Quality Kitchen / Dining Room
- Spacious Bay Windowed Lounge
- Large Rear Garden & Parking Area
- Great Location Close to Amenities
- Ideal Family Home
- GUIDE PRICE

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band B (£1425.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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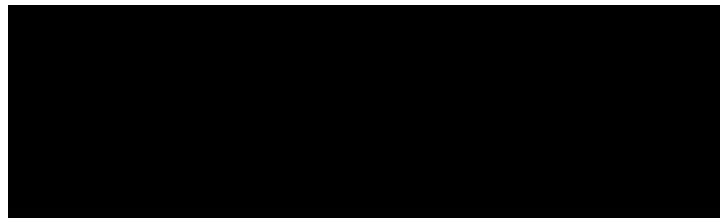
Housesimple are pleased to offer for sale this very well presented and spacious Semi-Detached House. The property is close to a wide range of local amenities and transport links and is ideal for anyone wishing to commute to Rotherham, Doncaster or Sheffield.

The current owners have upgraded this lovely home to a very high standard and therefore any buyer could move into easily. There is an inviting entrance hall, a sizeable and light bay windowed lounge, a modern open plan kitchen/dining room with the kitchen having a range of integral appliances, quality granite worktops and centre island with bi-fold doors providing ample natural light which open out onto the raised patio and overlook the rear garden. There is also a useful downstairs cellar accessed from the kitchen. The first floor has three good sized bedrooms and a pleasant family bath/shower room.

Outside there is a generous area for off-road parking and a substantial rear garden which is mostly lawned and has a raised patio and useful outbuilding for storage. This area offers any potential buyer scope to develop or extend (subject to planning) An ideal home for a young couple or growing family in a great location.

Contact Housesimple to view now!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

29, South Street, Rawmarsh, ROTHERHAM, S62 5RF

Dwelling type: Semi-detached house	Reference number: 8905-8553-9629-3007-4653
Date of assessment: 05 June 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 June 2015	Total floor area: 101 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:	£ 4,104
Over 3 years you could save	£ 1,833

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 183 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 1,833 over 3 years</p> </div>
Heating	£ 3,498 over 3 years	£ 1,869 over 3 years	
Hot Water	£ 312 over 3 years	£ 219 over 3 years	
Totals	£ 4,104	£ 2,271	

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: x-x-small;">Very energy efficient - lower running costs</p> <div style="display: flex; align-items: center;"> <div style="width: 100px; border-left: 2px solid black; border-right: 2px solid black; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -50%); font-size: 8px;">Current</div> <div style="position: absolute; top: -10px; right: 50%; transform: translate(50%, -50%); font-size: 8px;">Potential</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 24px; font-weight: bold;">52</div> </div> <div style="margin-left: 10px;"> <p style="font-size: 18px; font-weight: bold; margin: 0;">82</p> </div> </div> <p style="font-size: x-x-small; margin-top: 5px;">Not energy efficient - higher running costs</p>	<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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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	£ 1,215
2 Floor insulation (suspended floor)	£800 - £1,200	£ 180
3 Low energy lighting for all fixed outlets	£40	£ 93

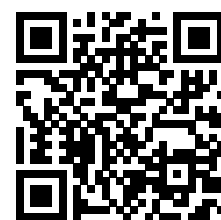
See page 3 for a full list of recommendations for this property.

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