

## Linnet Mount, Rotherham, S61

**£180,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

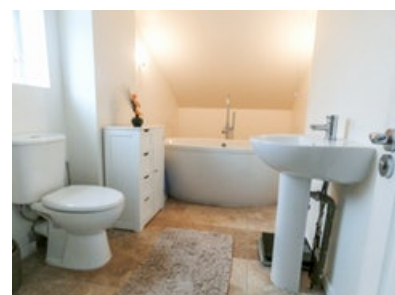
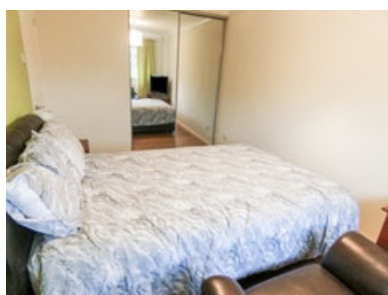
HouseSimple is pleased to present this property in Rotherham.

## Key features:

- Double garage
- Three bedrooms
- new kitchen
- new bathroom
- semi detached
- sought after location
- close to local amenities
- viewings highly recommended

## Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band B (£129.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple are pleased to bring to the market this beautifully presented three bedroom semi-detached property. Located in this sought after and popular residential location Having the benefits of gas central heating, double glazing, drive and garage. In brief the property of, entrance hall, kitchen/diner with a range of base and wall units, lounge with feature fireplace, first-floor landing three bedrooms and family bathroom. Outside gardens front and rear, drive and garage. The property may suit a growing family or commuter as there are access links to the M1 motorway network.

The property has just completed a new kitchen and bathroom and is ready to move straight into, Call today to book your viewing you won't be disappointed

## Floor plan:



### Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

### First Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx

Total floor area 85.0 sq. m. (915 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

**Energy Performance Certificate**

**11, Linnet Mount, Thorpe Hesley, ROTHERHAM, S61 2TR**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0945-2856-6080-9901-9221
<b>Date of assessment:</b> 06 August 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 August 2019	<b>Total floor area:</b> 71 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>£ 2,142</b>
<b>Over 3 years you could save</b>	<b>£ 510</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 510 over 3 years                 </div>
Heating	£ 1,581 over 3 years	£ 1,218 over 3 years	
Hot Water	£ 378 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 2,142</b>	<b>£ 1,632</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

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	£ 264
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
3 Solar water heating	£4,000 - £6,000	£ 135

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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### MISREPRESENTATION ACT, 1967.

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To book a viewing scan this code