

Michaels Estate, Barnsley, S72

£95,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

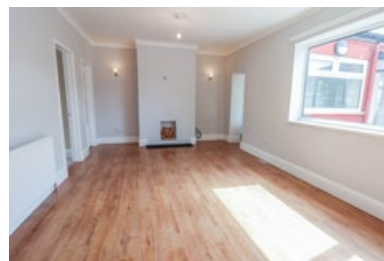
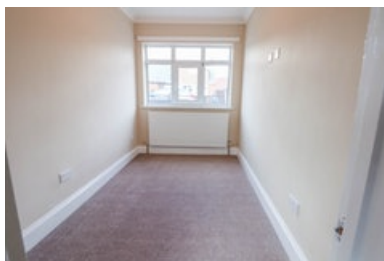
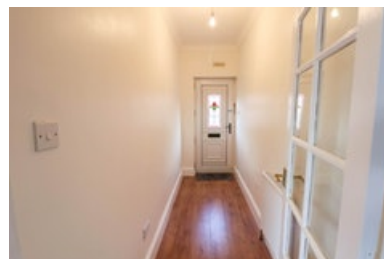
Full description: *VIEWING HIGHLY RECOMMENDED* SUPER VALUE NEWLEY REFURBISHED TWO BEDROOM BUNGALOW WITH DRIVEWAY, SPACIOUS ROOMS AND ENCLOSED GARDENS.*NO CHAIN* Approach: FRONT ELEVATION Entrance Hall: Lounge: The lounge area is of very generous proportions, has modern decor, a g

Key features:

- Low MAintance Garden
- New Bathroom
- New Kitchen
- Private Garden
- Off Street Parking

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£106.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Full description:

VIEWING HIGHLY RECOMMENDED SUPER VALUE NEWLY REFURBISHED TWO BEDROOM BUNGALOW WITH DRIVEWAY, SPACIOUS ROOMS AND ENCLOSED GARDENS. FULLY REWIRED WITH NEW BOILER AND RADIATORS.
NO CHAIN

Approach: FRONT ELEVATION

Entrance Hall:

Lounge: The lounge area is of very generous proportions, has modern decor, a gas central heating radiator and rear facing double glazed window.

Kitchen: This brand new kitchen area has a range of wall and base units, a gas central heating radiator, side/rear facing double glazed windows and side facing door leading to the garden area.

Bedroom 1: Double bedroom one has a gas central heated radiator and a front-facing double glazed window.

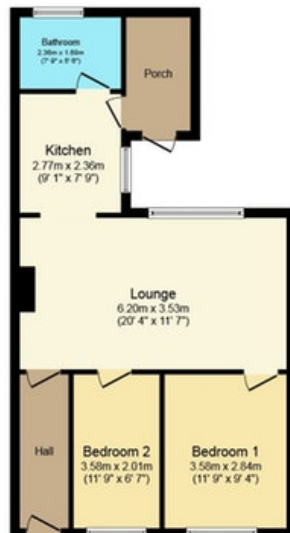
Bedroom 2: Double bedroom one has a gas central heated radiator and a front-facing double glazed window.

Bathroom: Bathroom with a electric towel rail, WC, Bath with shower over and a rear-facing double glazed window.

Off Road Parking: driveway to the front of the property.

Garden: Low maintenance private rear garden.

Floor plan:



Floor Plan

Floor area 60.0 sq. m. (646 sq. ft.)
approx

Total floor area 60.0 sq. m. (646 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

28, Michaels Estate, Grimethorpe, BARNSELEY, S72 7DR

Dwelling type: Semi-detached bungalow	Reference number: 0328-6091-7299-0647-0990
Date of assessment: 02 January 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 January 2013	Total floor area: 58 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:	£ 1,608
Over 3 years you could save	£ 225

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 225 over 3 years </div>
Heating	£ 1,287 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 219 over 3 years	£ 156 over 3 years	
Totals	£ 1,608	£ 1,383	

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> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">69</td> <td style="text-align: center; font-size: 2em;">87</td> </tr> </table>	Current	Potential	69	87	<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>
Current	Potential					
69	87					

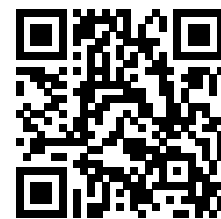
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 159
2 Solar water heating	£4,000 - £6,000	£ 60
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 666

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 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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