



## Bowland Close, Doncaster, DN5

**£100,000**

Guide Price

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

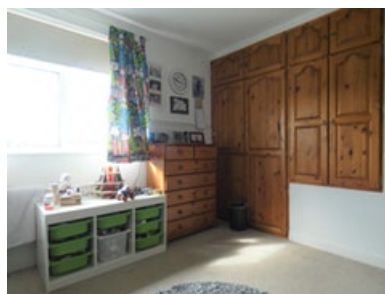
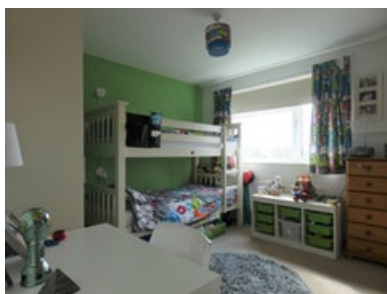
We are delighted to offer for sale this spacious semi detached home. The property is situated in a cul-de-sac within easy reach of Bentley station and local amenities. The property is offered for sale in good condition throughout and would make an ideal first time purchase. An internal viewin

## Key features:

- Spacious semi detached home
- 2 double bedrooms
- First floor bathroom with a modern white suite
- Spacious lounge with fireplace
- Comprehensively fitted dining kitchen
- Gas central heating
- Double glazing
- Good size front and rear gardens
- Garage and driveway
- Quiet cul-de-sac location

## Extra info:

- **Property Age:** 44 years
- **Council Tax:** Band a (£1098.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



**\*\*\* Guide Price £100,000 to £110,000 \*\*\***

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An internal viewing is most highly recommended !

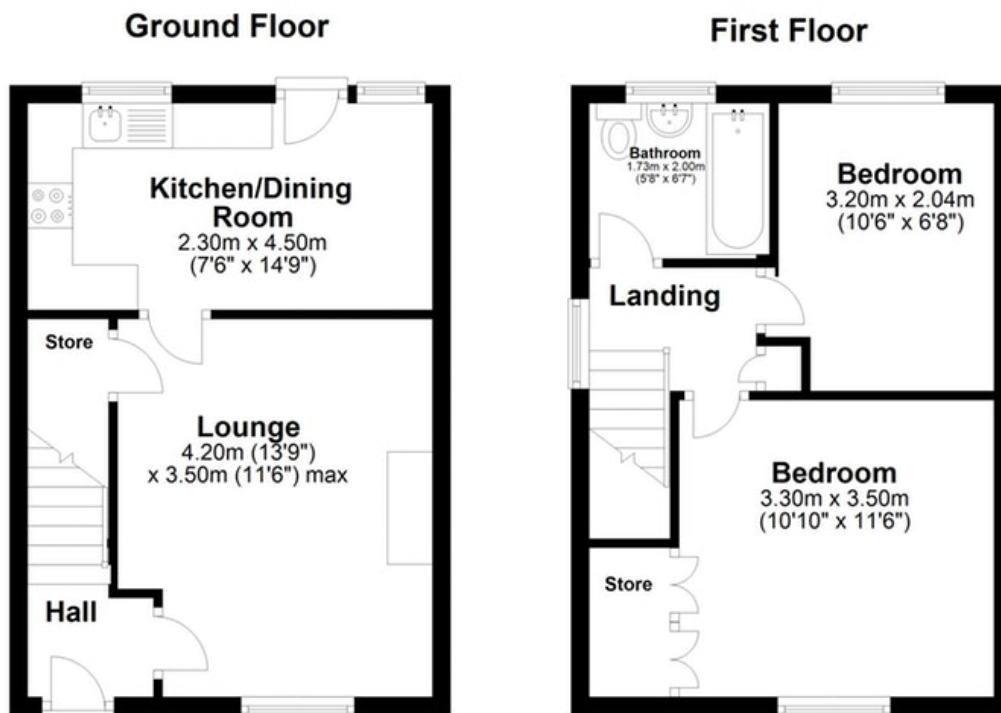
The ground floor accommodation briefly comprises; an entrance hall, a spacious lounge with laminate flooring and a feature fireplace, and a comprehensively fitted dining kitchen.

The first floor of the property provides 2 double bedrooms and a tiled first floor bathroom with a modern white suite.

The interior also benefits gas central heating and double glazing.

To the front of the property a good size garden. To the side a driveway giving off street parking and access to the detached garage at the rear.

The rear garden is a great size, with a patio seating area and a generous lawn.

**Floor plan:**

## Energy Performance Certificate:

Energy Performance Certificate

**47, Bowland Close, DONCASTER, DN5 9NG**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8600-2216-9629-9797-2813
<b>Date of assessment:</b> 19 August 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 21 August 2019	<b>Total floor area:</b> 57 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>£ 1,635</b>
<b>Over 3 years you could save</b>	<b>£ 168</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 50px; margin: 0 auto;">                     You could save £ 168 over 3 years                 </div>
Heating	£ 1,236 over 3 years	£ 1,143 over 3 years	
Hot Water	£ 243 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,635</b>	<b>£ 1,467</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**

<p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <p style="font-size: xx-small;">(92 plus) A</p> <p style="font-size: xx-small;">(81-91) B</p> <p style="font-size: xx-small;">(69-80) C</p> <p style="font-size: xx-small;">(55-68) D</p> <p style="font-size: xx-small;">(39-54) E</p> <p style="font-size: xx-small;">(21-38) F</p> <p style="font-size: xx-small;">(1-20) G</p> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="font-size: xx-small;">Current</th> <th style="font-size: xx-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">70</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table>	Current	Potential	70	86	<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					
70	86					

**Top actions you can take to save money and make your home more efficient**

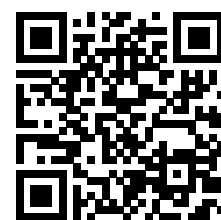
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 93
2 Solar water heating	£4,000 - £6,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 879

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplesenergyadvice.org.uk](http://www.simplesenergyadvice.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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