



Kingsbrook Chase, Wath Upon Dearne, Rotherham, S63

£180,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 3

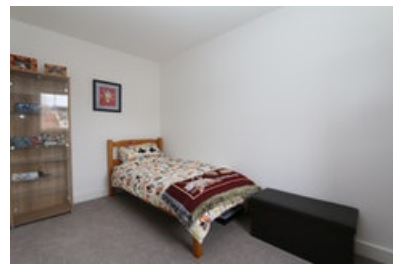
****GUIDE PRICE £185,000 - £190,000!**** Perfect for a FAMILY HOME! Very SPACIOUS AND MODERNIZED!

Key features:

- En suite
- Well maintained
- garage
- off street parking
- enclosed rear garden
- modern kitchen

Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band C (£1590.56 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 981 years remaining
- **Maintenance:** £166.05 per-year



HouseSimple are pleased to offer to the market this wonderful 3 bedroom semi detached family home. It is located on the sought after development at Manvers. There are three generous bedrooms set over 3 floors, master with en suite, a spacious living room, modern kitchen/diner and benefits from a spacious garage.

The property briefly comprises on the ground floor, spacious entrance hallway, fitted kitchen diner, downstairs W/C and large living room. Stairs from the hallway rise to the first floor landing which offers 2 double bedrooms and house bathroom. The second floor is solely occupied by the master bedroom and the en-suite. To the front is a driveway leading to the garage and offers off street parking. To the rear is an enclosed, mainly lawn to lawn, garden.

Ground Floor

Kitchen/Diner 4.86m (15'11") x 2.74m (9')

Fitted with a matching range of base and eye level units, built-in dishwasher and washing machine, space for fridge/freezer, fitted electric fan assisted oven, built in four ring electric hob with extractor hood over window to

ridge freezer, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, window to front, tiled flooring, door to:

Living Room 4.86m (15'11") x 3.85m (12'8")

Two double radiators, fitted carpet, double door, door to:

WC 1.78m (5'10") x 0.91m (3')

Fitted with two piece suite comprising, wash hand basin and close coupled WC, double radiator, tiled flooring, door to:

Entrance Hall 4.86m (15'11") max x 2.02m (6'8")

Tiled flooring, stairs, door to:

Garage 6.08m (19'11") x 3.08m (10'1")

Up and over door,

First Floor

Bedroom 3 3.96m (13') x 2.72m (8'11") plus 0.39m (1'3") x 0.39m (1'3")

Window to rear, double radiator, fitted carpet, door to:

Bedroom 2 3.75m (12'4") x 2.72m (8'11")

Window to front, double radiator, fitted carpet, door to:

Bathroom 2.76m (9'1") x 2.04m (6'8")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to rear, Storage cupboard, heated towel rail, tiled flooring, door to:

Store

Hallway 2.15m (7'1") x 2.04m (6'8")

Window to front, double radiator, fitted carpet, stairs, door to:

Landing

Second Floor

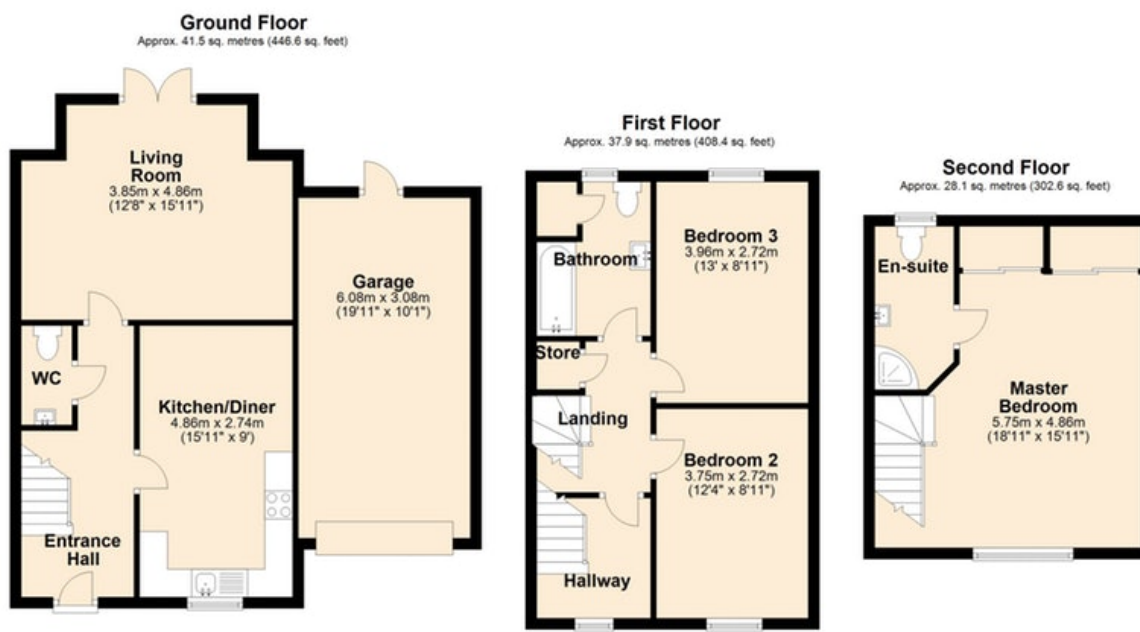
En-suite

Window to rear, heated towel rail, door to:

Master Bedroom 5.75m (18'11") x 4.86m (15'11")

Window to front, fitted wardrobe(s) with full-length mirrored sliding doors, two Storage cupboard, two double radiators, fitted carpet, two sliding doors.

Floor plan:



Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

40, Kingsbrook Chase, Wath-upon-Dearne, ROTHERHAM, S63 7FB

Dwelling type: Semi-detached house	Reference number: 9512-3839-7005-9507-7391
Date of assessment: 01 October 2013	Type of assessment: SAP, new dwelling
Date of certificate: 01 October 2013	Total floor area: 110 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:	£ 1,725
Over 3 years you could save	£ 228

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 195 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 228 over 3 years</p> </div>
Heating	£ 1,086 over 3 years	£ 1,110 over 3 years	
Hot Water	£ 294 over 3 years	£ 192 over 3 years	
Totals	£ 1,725	£ 1,497	

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: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; color: black; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; color: black; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; color: black; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #800000; 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 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;">79</td></tr> </table>	Current	79	<table 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;">90</td></tr> </table>	Potential	90	<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>
(92 plus) A														
(81-91) B														
(69-80) C														
(55-68) D														
(39-54) E														
(21-38) F														
(1-20) G														
Current														
79														
Potential														
90														

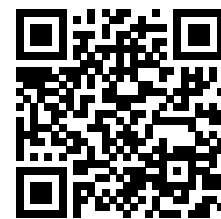
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£18	£ 129
2 Solar water heating	£4,000 - £8,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 699

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code