



Corporation Street, Barnsley, S70

£90,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Barnsley.

Key features:

- location close to town
- Great Transport Links
- Close To Local Amenities
- Sought After Location
- Garage
- Private Rear Courtyard

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£1060.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



HouseSimple are pleased to offer to the market this wonderful 3 bedroom terrace property. Very well presented throughout it is a perfect for any buyer, especially First Time Buyers. Situated close to the town centre and offering a wide range of amenities and attractions, as well as within 2 miles of Junction 37 of the M1 motorway.

The property briefly comprises on the ground, lounge and spacious kitchen diner with a range of wall and base units. There is a door from the kitchen to access the cellar which offers utility room and 2 storage areas. Stairs from the ground floor rise to the first floor landing offering 2 of the bedrooms and house bathroom with bathroom and separate shower. There are further staircase leading to large third bedroom occupying the complete second floor. To the rear is a paved courtyard and detached garage.

Basement

Utility Area 3.90m (12'10") x 3.78m (12'5")

Fitted with a base units, plumbing for washing machine, space for tumble dryer, window to rear, double radiator, vinyl flooring, door to:

Stairs, door to:

Store Room

Ground Floor

Living Room 3.78m (12'5") x 3.66m (12')

Window to front, fireplace, double radiator, laminate flooring, door to:

Stairs, door to:

Kitchen/Diner 3.90m (12'10") x 3.78m (12'5")

Fitted with a matching range of base and eye level units, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to rear, double radiator, vinyl flooring, door to:

First Floor

Bedroom 1 3.78m (12'5") x 3.66m (12')

Window to front, fitted with a range of wardrobes, double radiator, fitted carpet, door to:

Bedroom 2 3.05m (10') max x 2.40m (7'10")

Window to rear, double radiator, door to:

Bathroom

Window to rear, heated towel rail, folding door, door to:

Landing

Door to:

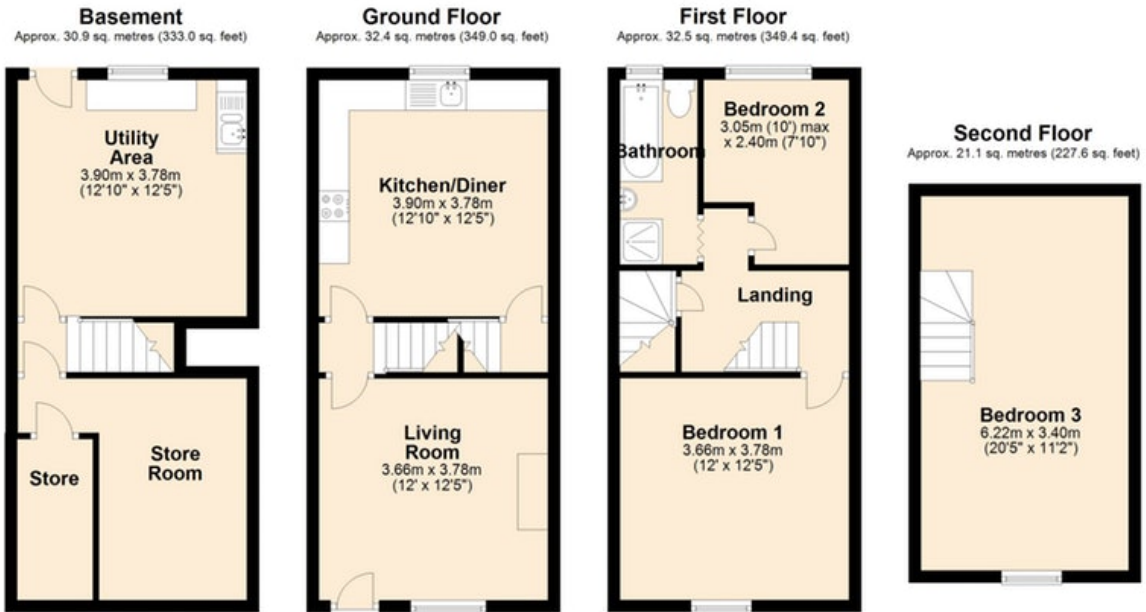
Stairs.

Second Floor

Bedroom 3 6.22m (20'5") x 3.40m (11'2")

Window to front, double radiator, fitted carpet.

Floor plan:



Total area: approx. 117.0 sq. metres (1259.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

30, Corporation Street, BARNSELEY, S70 4PQ

Dwelling type: Mid-terrace house	Reference number: 0210-2871-7884-9301-1425
Date of assessment: 09 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 August 2019	Total floor area: 104 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:	£ 3,792
Over 3 years you could save	£ 1,830

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;"> You could save £ 1,830 over 3 years </div>
Heating	£ 3,213 over 3 years	£ 1,548 over 3 years	
Hot Water	£ 276 over 3 years	£ 195 over 3 years	
Totals	£ 3,792	£ 1,962	

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; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 50%; text-align: center;"> <table border="1" style="margin: 0 auto;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center; vertical-align: middle;">57</td> <td style="text-align: center; vertical-align: middle;">86</td> </tr> </table> </div> </div>	Current	Potential	57	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				
57	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 Room-in-roof insulation	£1,500 - £2,700	£ 921
2 Internal or external wall insulation	£4,000 - £14,000	£ 639
3 Floor insulation (suspended floor)	£800 - £1,200	£ 120

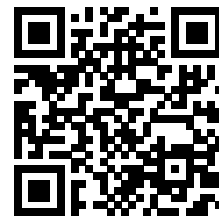
See page 3 for a full list of recommendations for this property.

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.

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