



Cottage Beck Road, Scunthorpe, DN16

£85,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

GUIDE PRICE £85,000 - £90,000. Ideal 1st time buy - 2 bedrooms (originally 3 and easily reinstated) - dual aspect lounge dining room - fitted kitchen - garden room - 1st floor bathroom - enclosed private gardens - gas central heating and upvc double glazing Entrance hall wi

Key features:

- ideal 1st time buy
- 2 bedrooms (formerly 3)
- enclosed gardens

Extra info:

- **Property Age:** 42 years
- **Council Tax:** Band A (£99.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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Ideal 1st time buy - 2 bedrooms (originally 3 and easily reinstated) - dual aspect lounge dining room - fitted kitchen - garden room - 1st floor bathroom - enclosed private gardens - gas central heating and upvc double glazing

Entrance hall with stairs to 1st floor

Dual aspect reception room with windows to front and rear

Kitchen with a range of modern eye and base level units with rolled edge worktops, window to rear, door into garden room

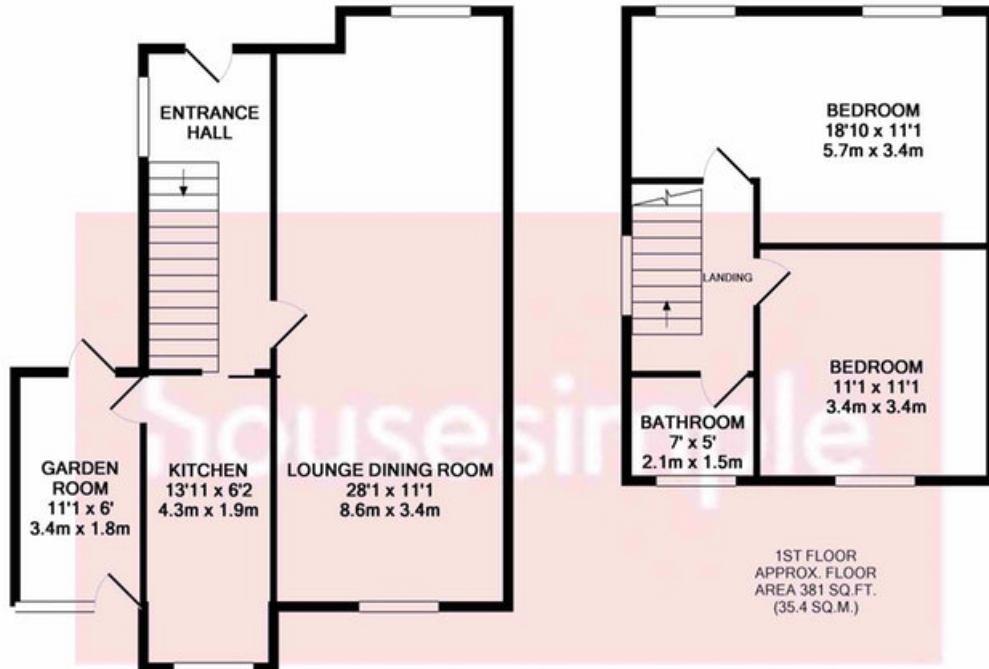
Garden room with doors to front and rear gardens

On the 1st floor there are 2 double bedrooms (the front being originally 2 bedrooms and this configuration is easy to reinstate if so desired)

Family bathroom with fitted suite

Externally there are well maintained and well stocked gardens to the front and rear

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate:

Energy Performance Certificate

93, Cottage Beck Road, SCUNTHORPE, DN16 1UE

Dwelling type: Semi-detached house	Reference number: 9318-6081-7268-6561-2930
Date of assessment: 19 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 August 2019	Total floor area: 80 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:	£ 3,615
Over 3 years you could save	£ 1,365

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,365 over 3 years </div>
Heating	£ 2,832 over 3 years	£ 1,758 over 3 years	
Hot Water	£ 558 over 3 years	£ 267 over 3 years	
Totals	£ 3,615	£ 2,250	

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> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	<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>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 975
2 Floor insulation (suspended floor)	£800 - £1,200	£ 177
3 Solar water heating	£4,000 - £6,000	£ 216

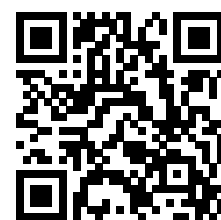
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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