

Wensleydale Drive, Rotherham, S60

£140,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

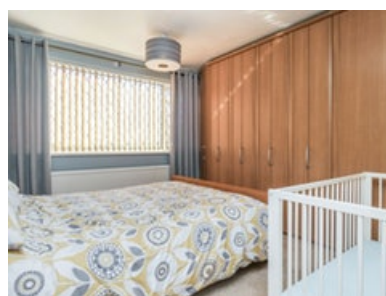
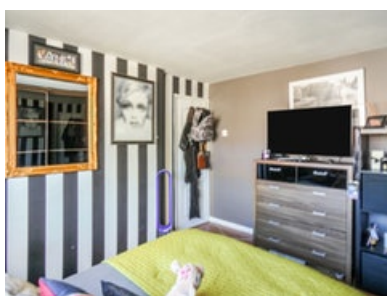
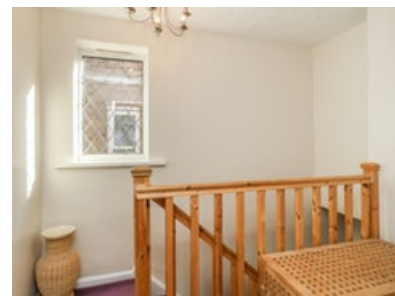
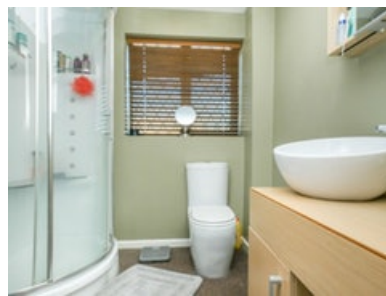
HouseSimple is pleased to present this property in Rotherham.

Key features:

- modern kitchen
- two double bedrooms
- built in wardrobes in master bedroom
- shower room
- low maintenance garden with decking area
- easy access to M1 & A630
- catchment area for Brinsworth Whitehill Primary School

Extra info:

- **Property Age:** 39 years
- **Council Tax:** Band b (£1408.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



THREE BEDROOMSMODERN THROUGHOUT***GARAGE***LOW MAINTENANCE GARDEN***

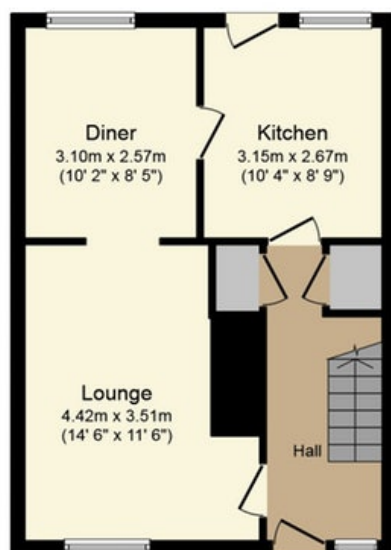
We are delighted to offer for sale this well presented three bedroom semi-detached home situated in a quiet residential area. Ideal for a first buyer or family looking for somewhere they can move in to with no work needing to be done.

The ground floor comprises of entrance hall, modern kitchen, dining room and through lounge. The first floor offers three bedrooms, two of which are double in size and the master benefiting from built in wardrobes. there is also a stylish shower room/WC.

To the rear there is an enclosed garden with decking area & artificial lawn. There is also a garage with access from the rear.

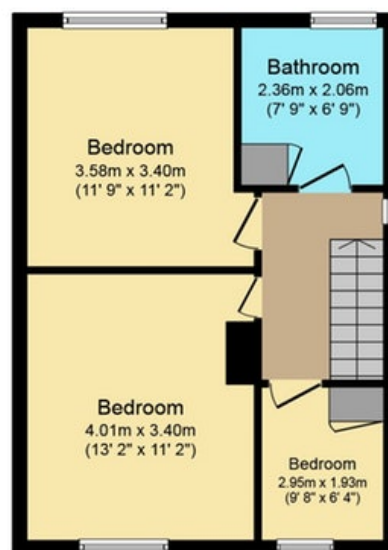
Early viewing is essential to avoid missing out on this superb home!

Floor plan:



Ground Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx



First Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 82.0 sq. m. (883 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

27, Wensleydale Drive, Brinsworth, ROTHERHAM, S60 5JY

Dwelling type: Semi-detached house **Reference number:** 0360-2866-7519-9921-4001
Date of assessment: 26 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 28 September 2019 **Total floor area:** 88 m²

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:	£ 3,693
Over 3 years you could save	£ 2,130

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 195 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 2,130 over 3 years </div>
Heating	£ 2,253 over 3 years	£ 1,149 over 3 years	
Hot Water	£ 1,104 over 3 years	£ 219 over 3 years	
Totals	£ 3,693	£ 1,563	

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

	Current	Potential	
Very energy efficient - lower running costs		87	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). 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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	49		
(21-38) F			
Not energy efficient - higher running costs			

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 504
2 Floor insulation (suspended floor)	£800 - £1,200	£ 198
3 Low energy lighting for all fixed outlets	£90	£ 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.

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MISREPRESENTATION ACT, 1967.

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