



Leslie Road, Kendray, Barnsley, S70

£110,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

*** Guide Price £110,000 to £120,000 *** Housesimple are delighted to offer for sale this deceptively spacious semi-detached family home. Situated on the edge of Barnsley town centre and within easy reach of local amenities and the motorway networks, this well-presented property would m

Key features:

- Sought After Location
- Double Drive
- Private Garden
- Double Glazed
- Close to Transport Links
- Close to Amenities

Extra info:

- **Property Age:** 6 years
- **Council Tax:** Band A (£106.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



*** Guide Price £110,000 to £120,000 ***

To the market is this delightful deceptively spacious mid terrace home. Situated on the edge of Barnsley town centre and within easy reach of local amenities and the motorway networks, this well-presented property would make an ideal first-time purchase or buy to let!!

The ground floor accommodation briefly comprises; a spacious lounge with patio doors leading to the garden, a fitted kitchen diner with appliances, and the added benefit of a downstairs cloakroom.

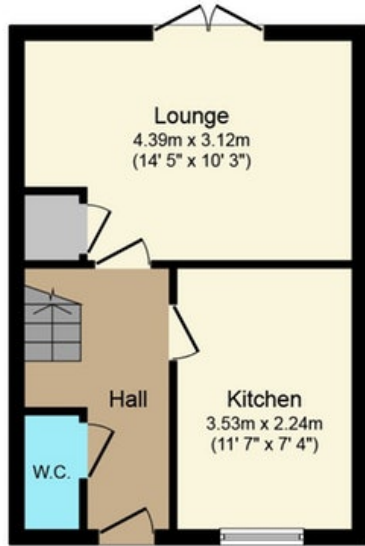
The first floor of the property provides 2 double bedrooms with both being extended over walk way providing extra space and 1 large single bedroom and and the immaculately presented and a large family bathroom with a modern white suite.

The interior also offers gas central heating and double glazing.

The front of the property provides off-street parking for 2 cars via a double driveway. A pedestrian side access leads to the rear. To the rear of the property, you will find a low maintenance private rear garden with useful timber storage shed.

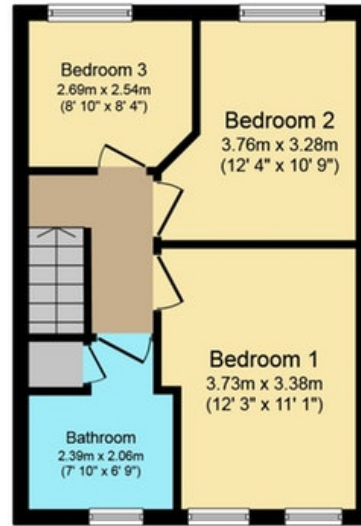
An internal viewing is highly recommended !!

Floor plan:



Ground Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx



First Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx

Total floor area 64.0 sq. m. (689 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

17, Leslie Road, BARNSELY, S70 3JS

Dwelling type: Mid-terrace house	Reference number: 0518-7057-6241-9651-0980
Date of assessment: 09 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 September 2019	Total floor area: 65 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:	£ 1,299
Over 3 years you could save	£ 75

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 75 over 3 years </div>
Heating	£ 879 over 3 years	£ 879 over 3 years	
Hot Water	£ 255 over 3 years	£ 180 over 3 years	
Totals	£ 1,299	£ 1,224	

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; margin: 0;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: xx-small;"> <tr> <td style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</td> <td style="background-color: #8bc34a; padding: 2px;">B</td> <td style="background-color: #ffc107; padding: 2px;">C</td> <td style="background-color: #ffc107; padding: 2px;">D</td> <td style="background-color: #ffc107; padding: 2px;">E</td> <td style="background-color: #ffc107; padding: 2px;">F</td> <td style="background-color: #e91e63; padding: 2px;">G</td> </tr> </table> <p style="font-size: xx-small; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	B	C	D	E	F	G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: xx-small;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">78</td> <td style="text-align: center;">91</td> </tr> </table>	Current	Potential	78	91	<p style="font-size: xx-small; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: xx-small; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: xx-small; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: xx-small; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: xx-small; margin: 0;">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	B	C	D	E	F	G							
Current	Potential												
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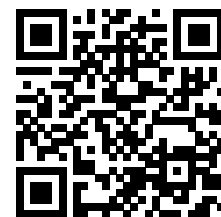
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 78
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 864

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.

MISREPRESENTATION ACT, 1967.

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