



Savile Walk, Barnsley, S72

£150,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

VIEWING HIGHLY RECOMMENDED We are pleased to present this delightful TWO bedroom DETACHED bungalow in Barnsley. The property briefly comprises of large L shaped entrance hallway, fitted kitchen with built in oven hob and extractor, open plan lounge, re-fitted bathroom suite, two dou

Key features:

- Fitted Kitchen
- Fitted Bathroom
- Fantastic Views Of The Countryside
- Open Plan Lounge
- Two Double Bedrooms
- Garage
- Double Glazing
- Viewing Highly Recommended

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band b (£1200.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Garage



VIEWING HIGHLY RECOMMENDED

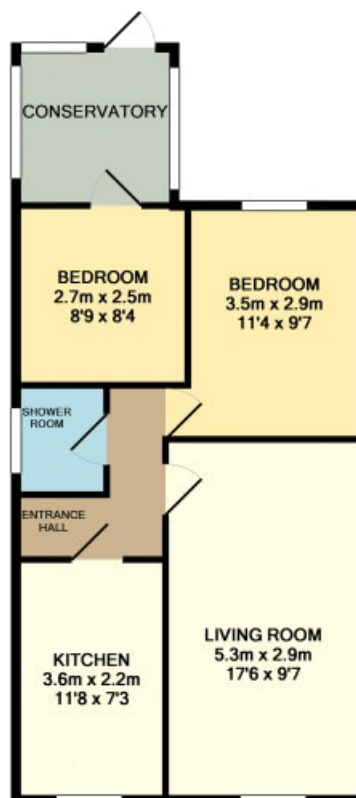
We are pleased to present this delightful TWO bedroom DETACHED bungalow in Barnsley.

The property briefly comprises of large L shaped entrance hallway, fitted kitchen with built in oven hob and extractor, open plan lounge, re-fitted bathroom suite, two double bedrooms and a light and airy conservatory. Externally there is a detached garage and gardens to both front and rear with uninterrupted views across the adjacent fields to the side.

The property benefits from gas central heating, double glazing, detached garage and beautiful open views to the side. Tastefully decorated throughout.

The property comes highly recommended and will not be around long!

Floor plan:



TOTAL APPROX. FLOOR AREA 50.5 SQ.M. (544 SQ.FT.)

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

8, Saville Walk, Brierley, BARNSELY, S72 9HJ

Dwelling type: Detached bungalow	Reference number: 8948-7520-1099-7537-4906
Date of assessment: 03 October 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 October 2018	Total floor area: 53 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:	£ 2,334
Over 3 years you could save	£ 633

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 633 over 3 years </div>
Heating	£ 1,956 over 3 years	£ 1,410 over 3 years	
Hot Water	£ 258 over 3 years	£ 171 over 3 years	
Totals	£ 2,334	£ 1,701	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4CAF50; color: white;">(92 plus) A</td> <td style="background-color: #8BC34A; color: white;">(81-91) B</td> <td style="background-color: #FFEB3B; color: black;">(69-80) C</td> <td style="background-color: #FFC107; color: black;">(55-68) D</td> <td style="background-color: #FF9800; color: white;">(39-54) E</td> <td style="background-color: #D32F2F; color: white;">(21-38) F</td> <td style="background-color: #B71C1C; color: white;">(1-20) G</td> </tr> </table> <p style="font-size: x-small; text-align: center;">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 border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">57</td> <td style="font-size: 2em;">82</td> </tr> </table> <p>The graph shows the current energy efficiency of your home. 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	82
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G						
Current	Potential											
57	82											

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	£ 330
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 213
3 Solar water heating	£4,000 - £6,000	£ 87

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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