

## Colliery Road, Doncaster, DN12

**£110,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

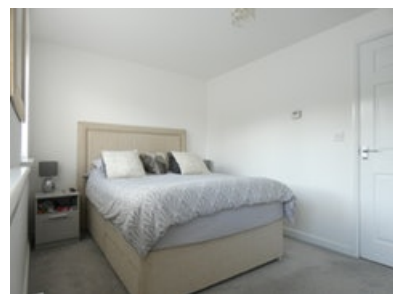
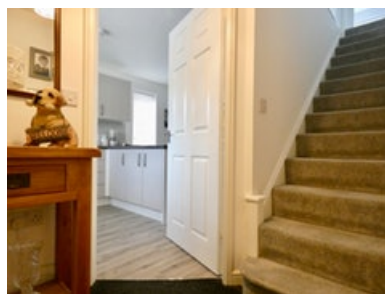
House Simple are delighted to present this Three Bed Semi Detached House Located on a new build estate on Colliery Road in Conisbrough - Doncaster, the property offers an ideal first/family home at an affordable price ready to move in! The property c

## Key features:

- Ideal First Home
- New Build
- Ready To Move In
- Two Double Bedrooms
- Modern Family Bathroom
- Spacious Kitchen/Diner
- Enclosed Garden
- Summer House Included
- Private Driveway
- Close To Local Amenities

## Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band A (£1124.37 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



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

*House Simple are delighted to present this Three Bed Semi Detached House Located on a new build estate on Colliery Road in Conisbrough - Doncaster, the property offers an ideal first/family home at an affordable price ready to move in! The property comprises: Three bedrooms, modern family bathroom, large living room, spacious kitchen/diner, enclosed garden, patio area with gated access, driveway & additional on street parking. Close to local amenities, bus routes, train station, a short drive to Doncaster & motorway networks. Ideal first & family home, viewing highly recommended.*

## **Entrance Hall**

Entering the property through to the Entrance Hall, including a Downstairs Toilet.

## **Living Room**

Well presented Living Room with feature fireplace, power points, TV point, single radiator, double glazed window & double doors leading to the enclosed patio.

## **Kitchen/Diner**

Kitchen with worktops, sink with drainage, built in oven/grill & 4 ring hob, extractor, built in appliances, power points, double glazed windows & spacious dining area.

## **Master Bedroom**

Double Bedroom with two double glazed windows, single radiator, TV point & power points.

## **Family Bathroom**

Family Bathroom with bath, over head shower, toilet, wash basin & double glazed frosted window.

## **Bedroom Two**

Double bedroom with a double glazed window, power points & single radiator.

## **Bedroom Three**

Single Bedroom with a double glazed window, power points & single radiator.

## **Outside**

Well presented enclosed garden, patio area, summer house & private driveway.

Floor plan:

Ground Floor



First Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**29, Colliery Road, Denaby Main, DONCASTER, DN12 4EA**

|                             |                     |                            |                          |
|-----------------------------|---------------------|----------------------------|--------------------------|
| <b>Dwelling type:</b>       | Semi-detached house | <b>Reference number:</b>   | 8868-7532-5119-7244-2992 |
| <b>Date of assessment:</b>  | 14 December 2018    | <b>Type of assessment:</b> | SAP, new dwelling        |
| <b>Date of certificate:</b> | 14 December 2018    | <b>Total floor area:</b>   | 71 m <sup>2</sup>        |

**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

|                                                        |                |
|--------------------------------------------------------|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,032</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 84</b>    |

| Estimated energy costs of this home |                    |                    |                                                                                                                                                                                |
|-------------------------------------|--------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | Current costs      | Potential costs    | Potential future savings                                                                                                                                                       |
| <b>Lighting</b>                     | £ 156 over 3 years | £ 156 over 3 years | <div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 84 over 3 years</p> </div> |
| <b>Heating</b>                      | £ 669 over 3 years | £ 669 over 3 years |                                                                                                                                                                                |
| <b>Hot Water</b>                    | £ 207 over 3 years | £ 123 over 3 years |                                                                                                                                                                                |
| <b>Totals</b>                       | <b>£ 1,032</b>     | <b>£ 948</b>       |                                                                                                                                                                                |

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.

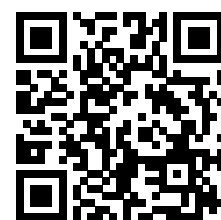
**Energy Efficiency Rating**

| <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) <b>A</b></td> <td style="background-color: #8BC34A; color: white;">(81-91) <b>B</b></td> <td style="background-color: #FFEB3B; color: white;">(69-80) <b>C</b></td> <td style="background-color: #FFC107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #FF9800; color: white;">(39-54) <b>E</b></td> <td style="background-color: #FF5722; color: white;">(21-38) <b>F</b></td> <td style="background-color: #C0392B; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 5px;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">83</td> <td style="font-size: 2em; font-weight: bold;">96</td> </tr> </table> | (92 plus) <b>A</b> | (81-91) <b>B</b> | (69-80) <b>C</b> | (55-68) <b>D</b> | (39-54) <b>E</b> | (21-38) <b>F</b> | (1-20) <b>G</b> | Not energy efficient - higher running costs |  |  |  |  |  | Current | Potential | 83 | 96 | <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> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|---------------------------------------------|--|--|--|--|--|---------|-----------|----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (92 plus) <b>A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (81-91) <b>B</b>   | (69-80) <b>C</b> | (55-68) <b>D</b> | (39-54) <b>E</b> | (21-38) <b>F</b> | (1-20) <b>G</b>  |                 |                                             |  |  |  |  |  |         |           |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Not energy efficient - higher running costs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |                  |                  |                  |                  |                  |                 |                                             |  |  |  |  |  |         |           |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Current                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Potential          |                  |                  |                  |                  |                  |                 |                                             |  |  |  |  |  |         |           |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 83                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 96                 |                  |                  |                  |                  |                  |                 |                                             |  |  |  |  |  |         |           |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| 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 | £ 81                         |
| 2 Solar photovoltaic panels, 2.5 kWp                                 | £5,000 - £8,000 | £ 810                        |

**MISREPRESENTATION ACT, 1967.**

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