

## Kingsbrook Chase, Rotherham, S63

**£270,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 4

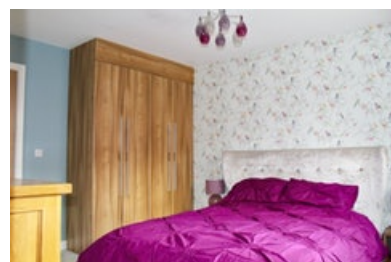
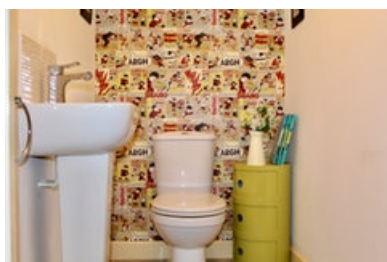
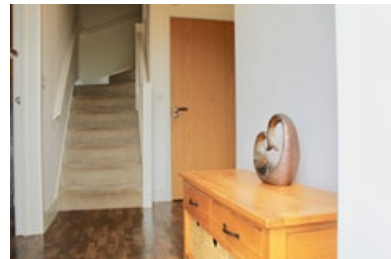
STUNNING FAMILY HOME IN DESIRABLE LOCATION This beautiful family home is located on the desirable new development site just off Manvers Way and is well placed for access to local amenities. This ideal family home boasts a spacious living room filled with sunlight (with credit to the french patio d

## Key features:

- Garage
- Private Driveway
- Downstairs WC
- En suite
- Utility Room
- Private Garden
- Kitchen/Diner
- Ideal Family Home
- Potential to loft conversion subject to planning permission

## Extra info:

- **Property Age:** 6 years
- **Council Tax:** Band D (£1832.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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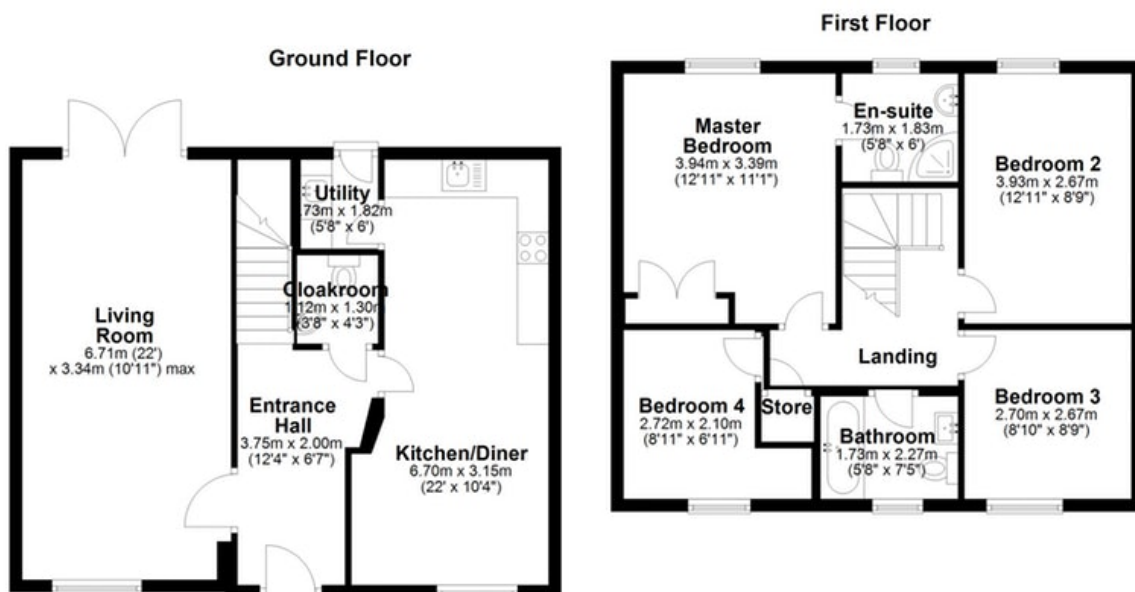
This ideal family home boasts a spacious living room filled with sunlight (with credit to the french patio doors), entrance hall, downstairs WC, a modern kitchen/diner featuring integrated appliances and a utility room. On the first floor there are four generous bedrooms, a store cupboard, access to the loft, a family bathroom, and an en-suite adjoining to the master bedroom.

To the rear of the property, there is a private enclosed garden and to the front, there is a private driveway providing off road parking for two cars which leads to a garage.

This property would be ideal for families and professionals due to its easy access to motorway networks including the M1 and A1M.

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

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**73, Kingsbrook Chase, Wath-upon-Dearne, ROTHERHAM, S63 7FG**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 2588-1028-7318-0512-2994
<b>Date of assessment:</b> 28 August 2012	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 29 August 2012	<b>Total floor area:</b> 110 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>£ 1,806</b>
<b>Over 3 years you could save</b>	<b>£ 213</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 300 over 3 years	£ 174 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> <span style="color: green; font-weight: bold;">You could save £ 213 over 3 years</span> </div>
<b>Heating</b>	£ 1,230 over 3 years	£ 1,248 over 3 years	
<b>Hot Water</b>	£ 276 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 1,806</b>	<b>£ 1,593</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**

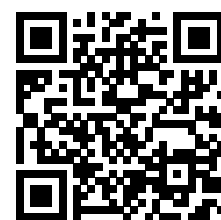
<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8ebf42; color: white;">(81-91) <b>B</b></td> <td style="background-color: #c4d600; color: white;">(69-80) <b>C</b></td> <td style="background-color: #f1c232; color: white;">(55-68) <b>D</b></td> <td style="background-color: #e67e22; color: white;">(39-54) <b>E</b></td> <td style="background-color: #d35400; 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"></td> <td style="text-align: right; 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: 10px;"> <tr> <th style="background-color: #d9d9d9;">Current</th> <th style="background-color: #d9d9d9;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">77</td> <td style="font-size: 2em; font-weight: bold;">88</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	77	88	<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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Current	Potential																		
77	88																		

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£18	£ 108
2 Solar water heating	£4,000 - £8,000	£ 105
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666

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**MISREPRESENTATION ACT, 1967.**

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