

Prior Way, Bolton-upon-Dearne, Rotherham, S63

£160,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

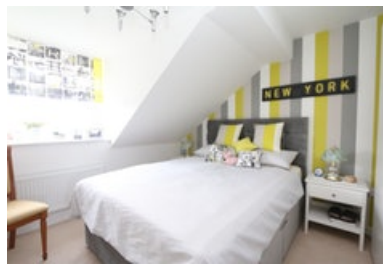
Housesimple are pleased to offer to the market this modern 3 bedroom semi detached family home. Viewing is highly recommended in order to truly appreciate this well presented three bedroom home. Situated in a modern development within this popular residential location with good access to I

Key features:

- Modern living
- large plot
- gardens to front and rear
- desirable location
- modern kitchen diner
- integral garage
- ample off street parking
- No chain

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band B (£1300.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple are pleased to offer to the market this modern 3 bedroom semi detached family home. Viewing is highly recommended in order to truly appreciate this well presented three bedroom home. Situated in a modern development within this popular residential location with good access to local amenities, schools and main transport links and benefits from integral garage, driveway, ground floor wc and gardens to front and rear.

The property briefly comprises on the ground floor; entrance hallway, living room, kitchen dining room, W/C and integral garage. Stairs from the hallway rise to first floor landing offering the 3 well proportioned bedrooms and house bathroom. To the front is a sizeable driveway leading to the garage, ample off street parking and mainly laid to lawn garden. To the rear is an enclosed garden with patio area and timber shed.

Ground Floor

Living Room 4.64m (15'3") x 3.05m (10') max

Window to front, double radiator, fitted carpet,

Kitchen/Diner 4.11m (13'6") x 2.36m (7'9")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to rear, double radiator, vinyl flooring, double door,

WC 1.68m (5'6") x 0.96m (3'2")

Fitted with two piece suite comprising, wash hand basin and close coupled WC, double radiator, vinyl flooring.

Hall

Window to side, double radiator, stairs,

Garage 5.18m (17') x 2.79m (9'2")

Up and over door, door to rear

First Floor

Bedroom 3 3.57m (11'9") x 2.10m (6'11")

Window to rear, double radiator, fitted carpet,

Bathroom 1.91m (6'3") x 1.80m (5'11")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to rear, double radiator, laminate flooring,

Bedroom 1 5.16m (16'11") x 2.79m (9'2")

Window to rear, window to front, double radiator, fitted carpet,

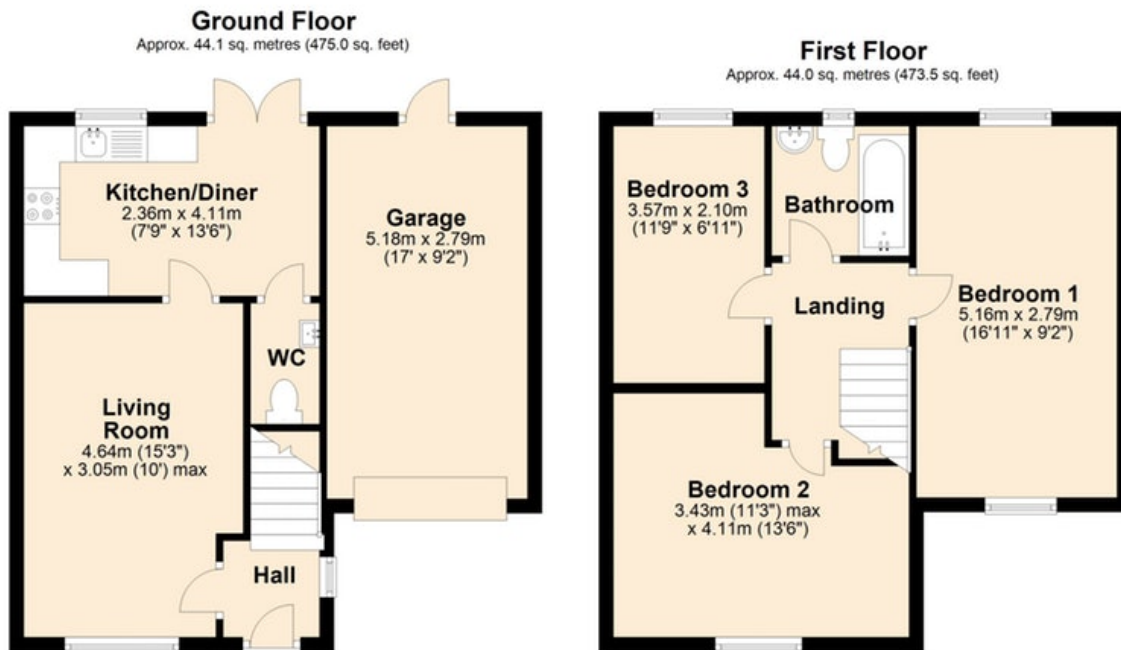
Bedroom 2 4.11m (13'6") x 3.43m (11'3") max

Window to front, double radiator, fitted carpet,

Landing

Double radiator, fitted carpet.

Floor plan:



Total area: approx. 88.1 sq. metres (948.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

4, Prior Way, Bolton-upon-Dearme, ROTHERHAM, S63 8FA

Dwelling type: Semi-detached house	Reference number: 9508-2048-7307-4836-1970
Date of assessment: 10 March 2016	Type of assessment: SAP, new dwelling
Date of certificate: 10 March 2016	Total floor area: 75 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:	£ 1,137
Over 3 years you could save	£ 99

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 99 over 3 years </div>
Heating	£ 732 over 3 years	£ 732 over 3 years	
Hot Water	£ 249 over 3 years	£ 150 over 3 years	
Totals	£ 1,137	£ 1,038	

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.

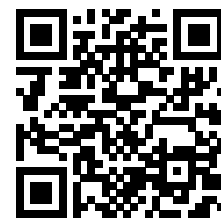
Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 20%; background-color: #4CAF50; color: white;">(92 plus) A</td> <td style="width: 20%; background-color: #8BC34A; color: white;">(81-91) B</td> <td style="width: 20%; background-color: #FFEB3B; color: white;">(69-80) C</td> <td style="width: 20%; background-color: #FFC107; color: white;">(55-68) D</td> <td style="width: 20%; background-color: #FF9800; color: white;">(39-54) E</td> <td style="width: 20%; background-color: #D32F2F; color: white;">(21-38) F</td> <td style="width: 20%; background-color: #C0392B; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #4CAF50; color: white; font-size: 2em; font-weight: bold;">83</td> <td colspan="3"></td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #4CAF50; color: white; font-size: 2em; font-weight: bold;">95</td> <td colspan="3"></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				83							95				<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) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G																
			83																			
			95																			

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	£ 99
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 753

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code