



East Parade, Whitwell, S80

£240,000

None

Tenure: Freehold, **Bedrooms:** 3

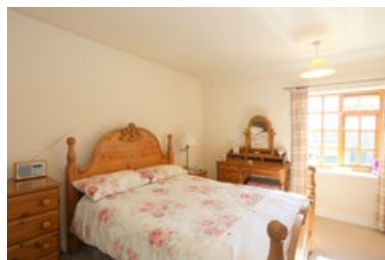
Stunning Cottage - Beamed Ceilings - 3 bedrooms - sought after location, overlooking village cricket field- good size gardens - viewing recommended The property enjoys a favoured rural location within the conservation village of Whitwell, near to the Bowling Green and Cricket Club, with good access

Key features:

- stunning cottage
- beamed ceilings
- generous gardens
- Overlooking cricket field
- Rural location
- Plenty of local amenities
- Access to Workshop Chesterfield and Sheffield
- Access to M1 intersection at Barlborough
- Character

Extra info:

- **Property Age:** 129 years
- **Council Tax:** Band A (£1283.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



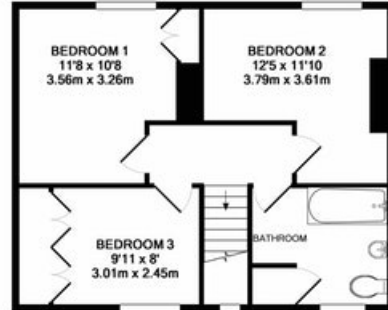
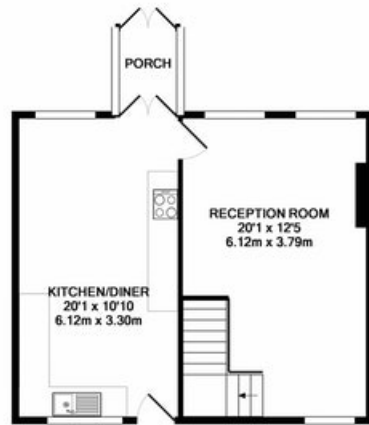
CHARACTER COTTAGE IN SOUGHT AFTER RURAL LOCATION

Stunning Cottage - Beamed Ceilings - 3 bedrooms - sought after location, overlooking village cricket field - good size gardens - viewing recommended

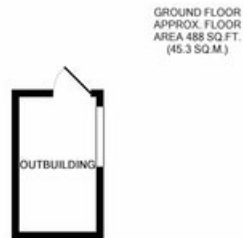
The property enjoys a favoured rural location within the conservation village of Whitwell, near to the Bowling Green and Cricket Club, with good access to local amenities. Whitwell is well positioned for access to Worksop, Chesterfield and Sheffield and the M1 intersection at Barlborough.

A wonderful country cottage offering good size accommodation retaining many features and character.

Floor plan:



1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

OUTBUILDING 2
APPROX. FLOOR
AREA 52 SQ.FT.
(4.8 SQ.M.)



OUTBUILDING 1
APPROX. FLOOR
AREA 270 SQ.FT.
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.5 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

10, East Parade, Whitwell, WORKSOP, S80 4RR

Dwelling type: Mid-terrace house	Reference number: 9764-2878-7105-9001-7875
Date of assessment: 08 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 October 2019	Total floor area: 96 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:	£ 4,401
Over 3 years you could save	£ 2,790

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 210 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 2,790 over 3 years </div>
Heating	£ 3,150 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 834 over 3 years	£ 228 over 3 years	
Totals	£ 4,401	£ 1,611	

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="width: 30%; background-color: #0070c0; color: white;">(92 plus) A</td> <td style="width: 30%; background-color: #0070c0; color: white;">(81-91) B</td> <td style="width: 30%; background-color: #0070c0; color: white;">(69-80) C</td> </tr> <tr> <td style="background-color: #90ee90;">(55-68) D</td> <td style="background-color: #ffff00;">(39-54) E</td> <td style="background-color: #ff4500;">(21-38) F</td> </tr> <tr> <td colspan="3" style="background-color: #ff0000; color: white;">(1-20) G</td> </tr> </table> <p>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;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">45</td> <td style="text-align: center;">89</td> </tr> </table>	Current	Potential	45	89	<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													
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Current	Potential														
45	89														

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,203
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 162
3 Low energy lighting for all fixed outlets	£50	£ 165

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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