



## High Street, Barnsley, S72

**£140,000**

Offers in Excess of

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

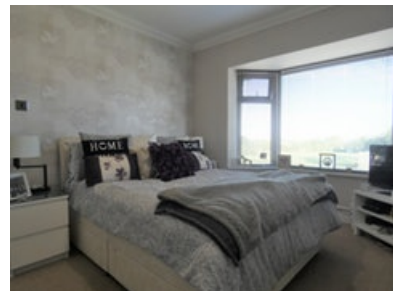
We are delighted to offer for sale this well-presented bay fronted semi detached family home. Situated close to local amenities including local shops and schools and access to Cudworth, providing the Dorothy Hymen Sports Stadium with a range of sporting activities, and withi

## Key features:

- Spacious semi detached family home
- 3 bedrooms
- First floor bathroom with a modern white suite
- Stunning dining kitchen
- Large bay fronted lounge area
- Spacious entrance hall
- Downstairs cloakroom
- Gas Central heating and double glazing
- Garage and driveway
- Good size front and rear gardens

## Extra info:

- **Property Age:** 85 years
- **Council Tax:** Band B (£1367.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



We are delighted to offer for sale this well-presented bay fronted semi detached family home in Shafton. Situated close to local amenities including local shops and schools and access to Cudworth, providing the Dorothy Hymen Sports Stadium with a range of sporting activities, and within easy reach of transport links to the A1 and onto the M1 motorway network.

The ground floor accommodation briefly comprises; a spacious entrance hall, a stunning open plan living/kitchen/diner with central island and a downstairs cloakroom.

The first floor of the property provides 3 bedrooms and the house bathroom with a modern white suite.

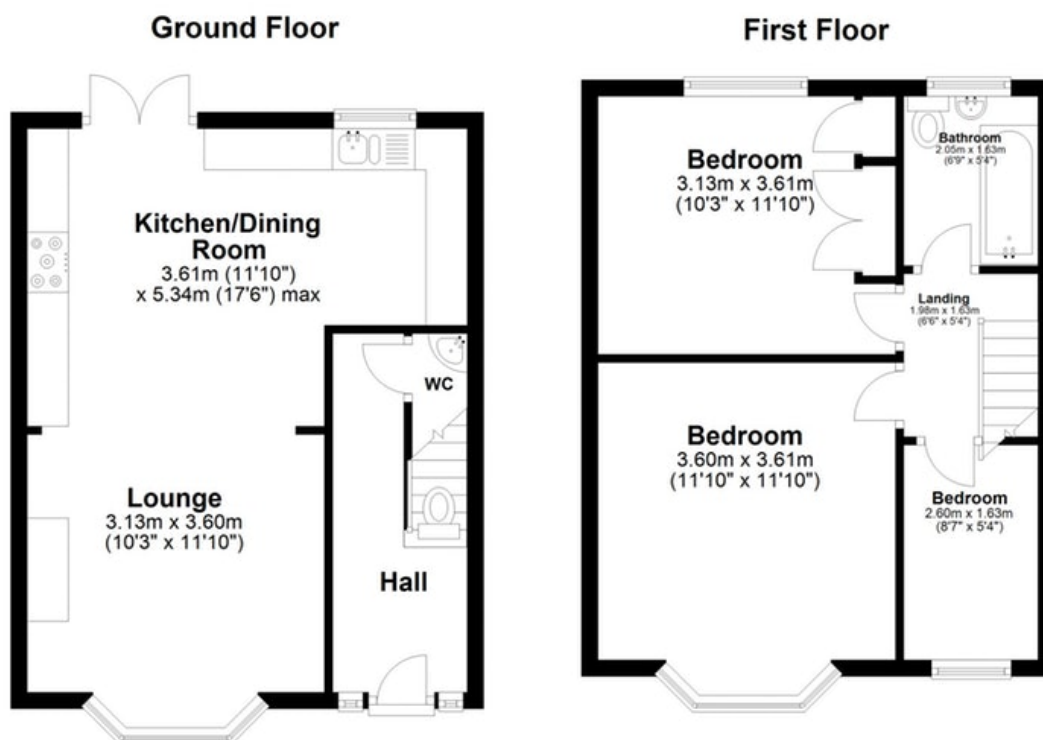
The interior also benefits gas central heating and double glazing.

The front of the property a driveway giving of street parking for 2 cars. The driveway extends to the side providing access to the detached garage.

The rear garden is a good size, commencing with a paved patio seating area, leading to a generous lawn.

An internal viewing is most highly recommended!

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

19, High Street  
Shafton  
BARNSLEY  
S72 8NF

Dwelling type: Semi-detached house  
Date of assessment: 05 May 2011  
Date of certificate: 08 May 2011  
Reference number: 0858-7021-6245-6869-0964  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 80 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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>	70	70
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	183 kWh/m <sup>2</sup> per year	183 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.5 tonnes per year	2.5 tonnes per year
Lighting	£42 per year	£42 per year
Heating	£480 per year	£480 per year
Hot water	£84 per year	£84 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

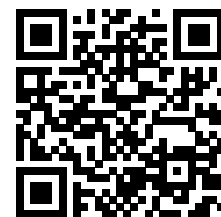
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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