



Wall Street, Barnsley, S70

£80,000

None

Tenure: Freehold, **Bedrooms:** 3

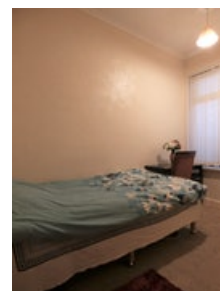
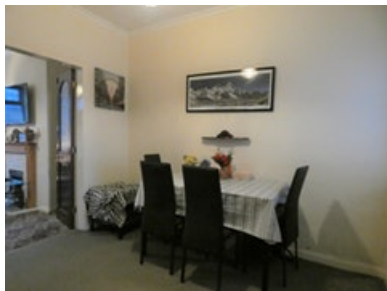
We are delighted to offer for sale this spacious mid terrace home. the property is conveniently located within walking distance to Barnsley Town Centre, and would make an ideal first time or investment purchase. The ground floor accommodation briefly comprises; a lar

Key features:

- Spacious mid terrace turn of the century home
- 3 bedrooms
- First floor bathroom
- Spacious lounge with fireplace
- Good size dining room
- Fitted kitchen
- Gas central heating
- Double glazing
- Good size rear garden
- Walking distance of Barnsley Town Centre

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band a (£1171.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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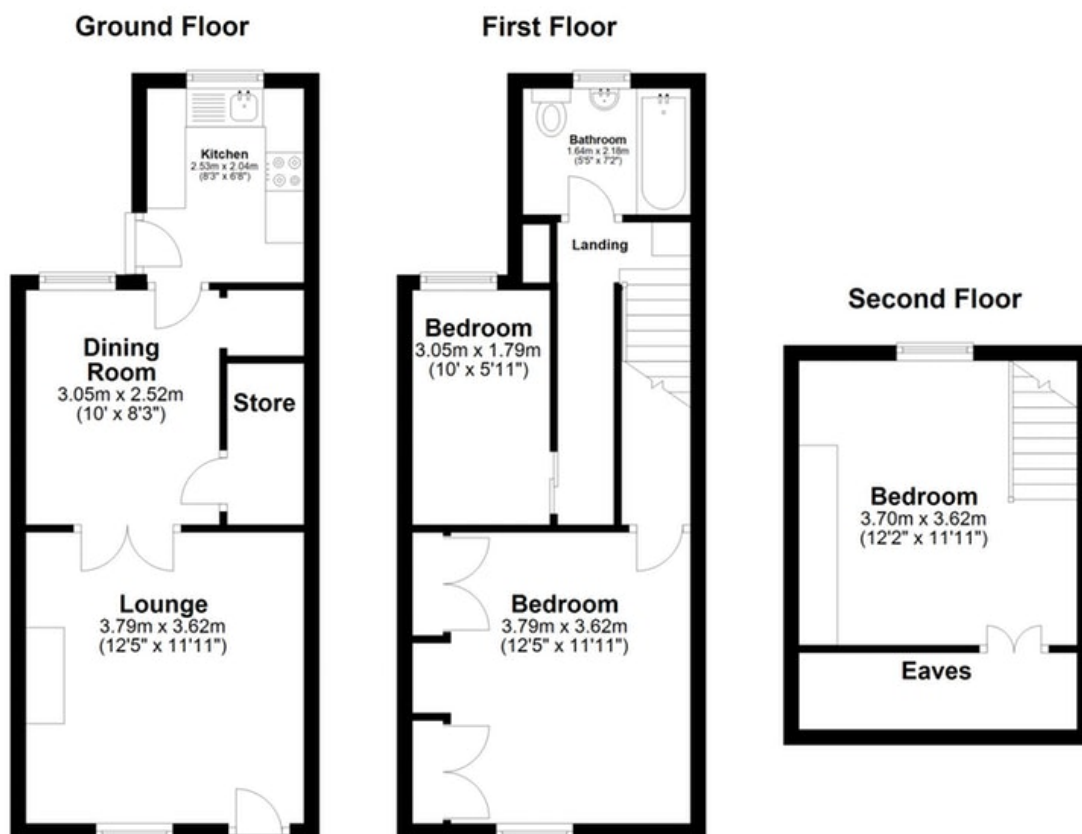
The ground floor accommodation briefly comprises; a large lounge with feature fireplace, a spacious dining room and a comprehensively fitted kitchen.

The first-floor accommodation provides 2 bedrooms, the master having a range of fitted wardrobes and the house bathroom.

The second floor of the property house a further double bedroom with useful eaves storage.

To the rear of the property a good size garden, with a patio seating area and lawn.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

10, Wall Street, BARNSELEY, S70 1NR

Dwelling type: Mid-terrace house **Reference number:** 9916-2852-7294-9997-6585
Date of assessment: 12 November 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 12 November 2013 **Total floor area:** 86 m²

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:	£ 2,166
Over 3 years you could save	£ 255

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 255 over 3 years </div>
Heating	£ 1,689 over 3 years	£ 1,518 over 3 years	
Hot Water	£ 327 over 3 years	£ 243 over 3 years	
Totals	£ 2,166	£ 1,911	

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> <p>Not energy efficient - higher running costs</p>	<table border="1" style="margin: auto;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="background-color: #c8e6c9; border-radius: 50%; padding: 5px;">69</td> <td style="background-color: #c8e6c9; border-radius: 50%; padding: 5px;">82</td> </tr> </tbody> </table>	Current	Potential	69	82	<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>
Current	Potential					
69	82					

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	£ 96
2 Floor Insulation	£800 - £1,200	£ 72
3 Solar water heating	£4,000 - £6,000	£ 84

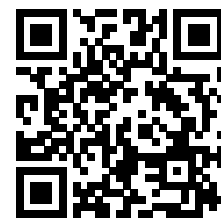
See page 3 for a full list of recommendations for this property.

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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