



St. James's Road, Scawby, DN20

£255,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

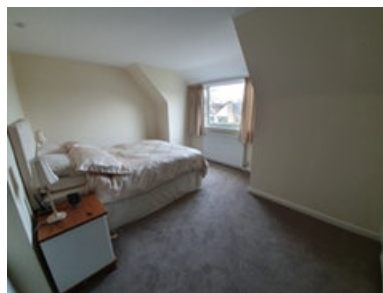
FA fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Scawby, close to local schools, transport links, shopping facilities, and amenities. This property is an ideal family home with its s

Key features:

- Great Location
- Spacious Rooms
- 4 double Bedrooms
- Garage
- Conservatory
- Off Road Parking
- Beautiful Rear Garden

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band D (£1811.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

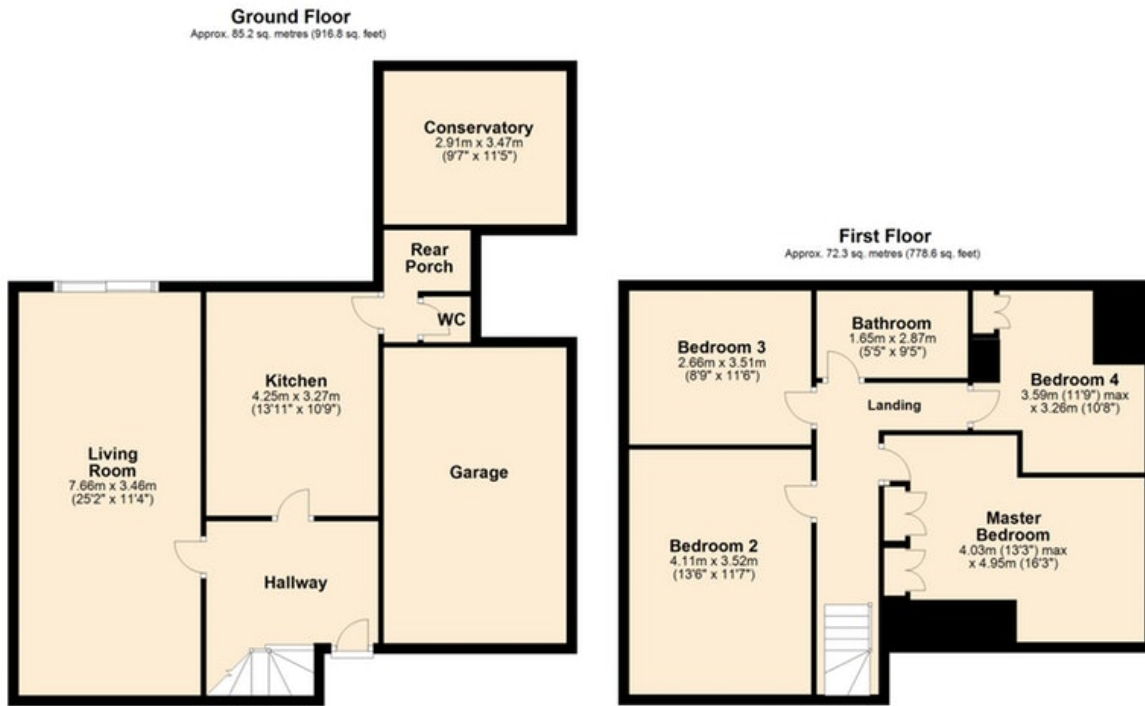


FA fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Scawby, close to local schools, transport links, shopping facilities, and amenities. This property is an ideal family home with its spacious rooms, modern style bathroom, and kitchen, and with an enclosed rear garden which is mainly laid to lawn, low maintenance and private.

There is nothing to do other than move straight in, with a fully fitted kitchen, including an integrated refrigerator and a space for a dining table in the living room, whilst also benefitting from uPVC double glazing and gas central heating.

The home also has space for off-road parking with your own garage and driveway which can allocate 2 cars if needed. All vertical blinds are included.

Floor plan:



Total area: approx. 157.5 sq. metres (1695.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

31, St. James's Road, Scawby, BRIGG, DN20 9BD

Dwelling type: Detached house	Reference number: 8109-3436-7922-8727-7203
Date of assessment: 27 February 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 February 2020	Total floor area: 127 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:	£ 4,815
Over 3 years you could save	£ 2,049

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 255 over 3 years	
Heating	£ 4,053 over 3 years	£ 2,190 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 4,815	£ 2,766	

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: small;">Very energy efficient - lower running costs</p> <p style="font-size: small;">Not energy efficient - higher running costs</p>	<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;">51</td> <td style="text-align: center;">73</td> </tr> </table>	Current	Potential	51	73	<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					
51	73					

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,521
2 Floor insulation (suspended floor)	£800 - £1,200	£ 222
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 141

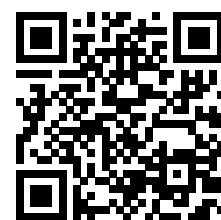
See page 3 for a full list of recommendations for this property.

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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