



High Street, Sheffield, S21

£160,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

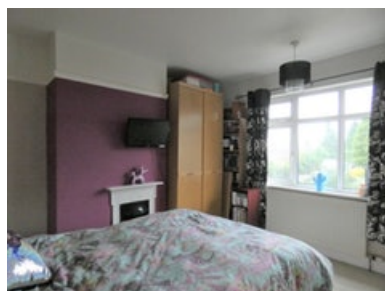
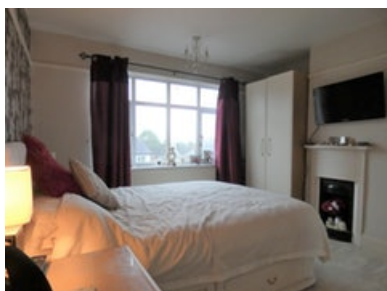
We are delighted to offer for sale this spacious semi-detached family home. The property is situated in the popular area of Killamarsh and ideally placed for a selection of local shops, schools and amenities. The village boasts a leisure centre and a local cricket club

Key features:

- Spacious semi detached family home
- 3 bedrooms
- First floor bathroom with a four piece suite
- Spacious lounge with fireplace
- Large dining room
- Open plan fitted kitchen
- Gas central heating
- Double glazing
- Exceptionally large rear garden
- Brick paved double driveway

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band b (£1483.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



We are delighted to offer for sale this spacious semi-detached family home. The property is situated in the popular area of Killamarsh and ideally placed for a selection of local shops, schools and amenities. The village boasts a leisure centre and a local cricket club, and is only a short drive to Rother Valley Country Park. Crystal Peaks Shopping Centre is also nearby and the property is ideally placed for the M1 motorway network and links to Sheffield City Centre.

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

The first-floor accommodation provides 3 bedrooms and the house bathroom with a modern 4-piece suite.

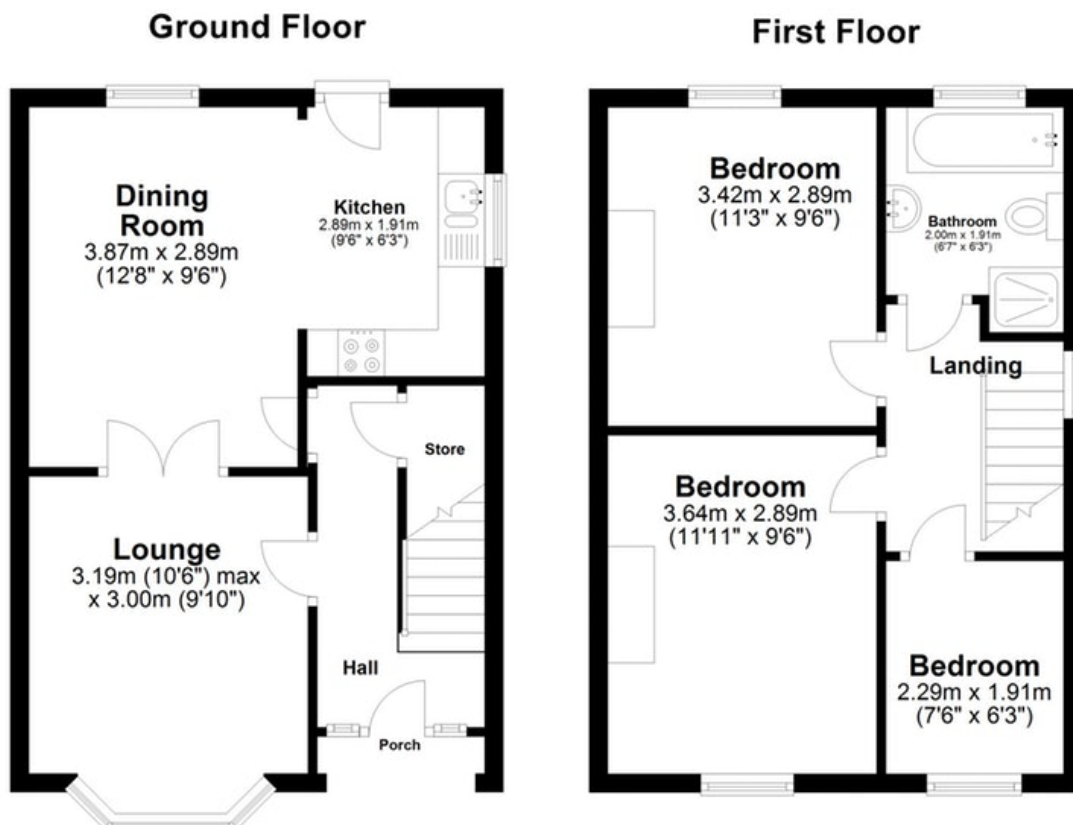
The interior also benefits gas central heating and double glazing.

To the front of the property a brick paved double driveway, and a gated pedestrian side access leads to the rear.

The rear garden is spacious, commencing with a large paved 2 Tier patio seating area, leading to a very generous lawn. the rear garden also provides hard standing for a shed, and 2 brick outbuildings ideal for storage.

An internal viewing is most highly recommended!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

9, High Street, Killamarsh, SHEFFIELD, S21 1BB

Dwelling type: Semi-detached house	Reference number: 8802-2502-2229-7377-6443
Date of assessment: 30 April 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 April 2014	Total floor area: 84 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:	£ 4,422
Over 3 years you could save	£ 1,974

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 153 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,974 over 3 years </div>
Heating	£ 3,822 over 3 years	£ 2,007 over 3 years	
Hot Water	£ 330 over 3 years	£ 288 over 3 years	
Totals	£ 4,422	£ 2,448	

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: 0.7em;">Very energy efficient - lower running costs</p> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">39</td> <td style="text-align: center;">76</td> </tr> </tbody> </table>	Current	Potential	39	76
Current	Potential				
39	76				

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 93
2 Cavity wall insulation	£500 - £1,500	£ 1,341
3 Floor Insulation	£800 - £1,200	£ 216

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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