



Cranwell Court, Rotherham, S63

£160,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 3

We are delighted to bring to the market is this Spacious Three Bed Detached House located on the desirable Cranwell Court in Goldthorpe on the outskirts of Rotherham. The property offers modern family living at an affordable price & ready to move in!

Key features:

- Ideal Family Home
- Open Plan Living Dining Area
- Spacious Kitchen
- Conservatory
- Three Generous Sized Bedrooms
- Family Bathroom & En Suite
- Private Driveway & Integral Garage
- Enclosed Garden
- Patio Area
- Desirable Location

Extra info:

- **Property Age:** 28 years
- **Council Tax:** Band B (£1240.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** years remaining



We are delighted to bring to the market is this Spacious Three Bed Detached House located on the desirable Cranwell Court in Goldthorpe on the outskirts of Rotherham. The property offers modern family living at an affordable price & ready to move in! The property comprises: Three generous sized bedrooms, family bathroom with bath & over head shower, en suite, ample storage, large living room with open plan dining room, modern kitchen, spacious conservatory & downstairs toilet. To the outside is an enclosed garden with mature shrubs, patio area, private driveway for 3 cars & integral garage with secure access. In close proximity of local amenities, nearby park, schools catchment area, a short drive to Rotherham, Sheffield, Barnsley & motorway links. Ideal family home, viewing highly recommended.

Entrance Porch

Entering the property through to the Porch with a double glazed window.

Downstairs Toilet

Downstairs Toilet

Located on the ground floor, wash basin, toilet & double glazed frosted window.

Living Room

Well presented open plan Living Room with feature fireplace, power points, TV point, single radiator & double glazed window.

Dining Room

Leading from the Living Room is a spacious Reception Room ideal for multiple uses, power points, single radiator & patio doors leading to the Conservatory.

Kitchen

Spacious Kitchen with a built in oven/grill & hob, ceiling extractor, sink with drainage, fitted storage, built in appliances, power points, double glazed window & door leading to the Conservatory.

Conservatory

Conservatory ideal for multiple uses, double glazed windows, power points & access to the Enclosed Garden through double doors.

Master Bedroom

Master Double Bedroom with built in wardrobes, double glazed windows, single radiator & power points.

En Suite

Leading from the Master Bedroom is an En Suite with shower, wash basin, toilet & double glazed frosted window.

Family Bathroom

Modern Family Bathroom with over head shower, toilet, wash basin, heated towel rail & double glazed frosted window.

Bedroom Two

Double Bedroom with built in storage, double glazed window, power points & single radiator.

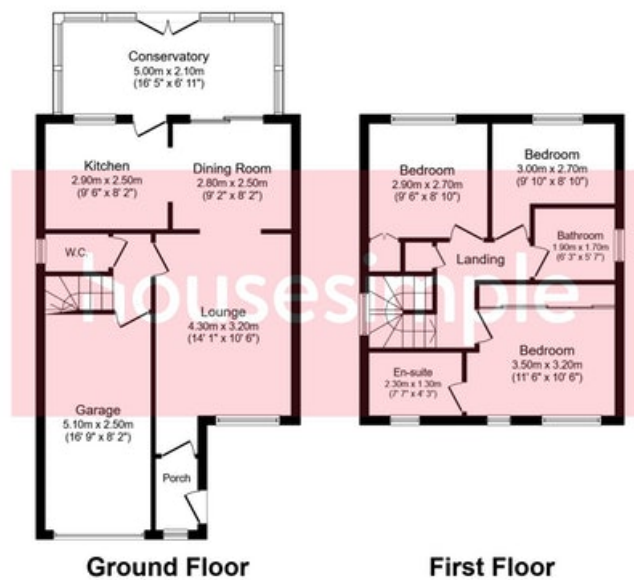
Bedroom Three

Single Bedroom with a double glazed window, power points & single radiator.

Outside

Well presented enclosed rear garden with mature shrubs, patio area, private driveway for 3 cars & integral garage with secure access.

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

8, Cranwell Court, Goldthorpe, ROTHERHAM, S63 9GA

Dwelling type: Detached house	Reference number: 0021-2810-7275-9224-9255
Date of assessment: 20 March 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 March 2014	Total floor area: 79 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:	£ 2,970
Over 3 years you could save	£ 1,317

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 153 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,317 over 3 years </div>
Heating	£ 2,181 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 480 over 3 years	£ 213 over 3 years	
Totals	£ 2,970	£ 1,653	

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: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8ebc4f; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #c4d600; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #f1c232; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #e67e22; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #d35400; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #c0392b; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">57</td> <td style="text-align: center; vertical-align: middle;">86</td> </tr> </tbody> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	57	86	<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	(1-20) G												
Not energy efficient - higher running costs																		
Current	Potential																	
57	86																	

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 626
2 Floor Insulation	£800 - £1,200	£ 100
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33

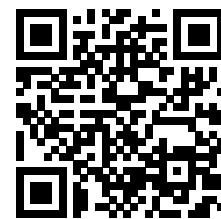
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code