

Kingsbrook Chase, Rotherham, S63

£150,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 3

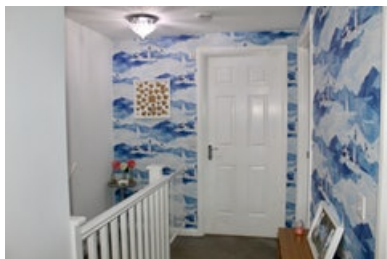
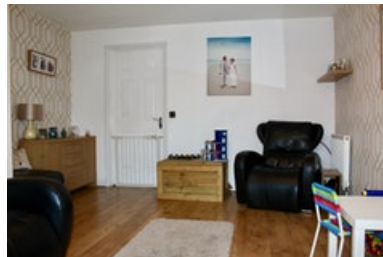
This stunning 3 bedroom semi-detached property is located on the desirable new development site just off Manvers Way and is well placed for access to local amenities whilst having excellent transportation links to the motorway networks including the M1 and A1M. This impressive and beautifully

Key features:

- Ideal Family Home
- Beautifully Presented Throughout
- Open Plan Living
- Modern Kitchen
- Downstairs WC
- THREE Generous Bedrooms
- En-Suite Adjoining to Master Bedroom
- Fitted Wardrobes
- Generous Rear Garden
- Private Driveway
- Sought After Location
- Solar Panels

Extra info:

- **Property Age:** 8 years
- **Council Tax:** Band B (£1425.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** 990 years remaining
Ground Rent: £260.00 per-annum
Maintenance: £50.00 per-year



***** Guide Price £150,000 to £160,000 *****

This stunning 3 bedroom semi-detached property is located on the desirable new development site just off Manvers Way and is well placed for access to local amenities whilst having excellent transportation links to the motorway networks including the M1 and A1M.

This impressive and beautifully proportioned property offers a gas central heating system, solar panels and double glazing throughout.

This ideal family home boasts an entrance hall, a spacious living room, an open plan kitchen/diner (featuring integrated oven and hob with space provided for dishwasher, washing machine and fridge freezer), store cupboard and a downstairs WC.

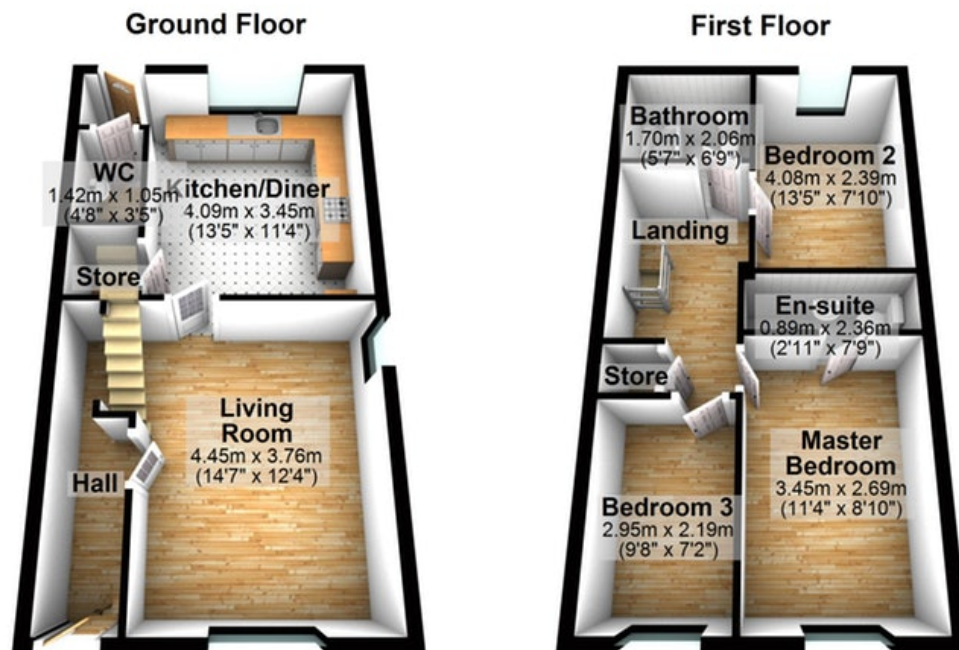
Upstairs the property comprises of three generous bedrooms (with the master bedroom having the additional benefit of fitted wardrobes and bedframe), an en-suite adjoining to the master bedroom, store cupboard and a family bathroom featuring a three piece suite. There is also access to the partially boarded loft via the landing.

To the rear of the property, there is a low-maintenance garden which is beautifully landscaped featuring patio, decking, artificial grass and a shed which has been renovated into a bar and seating area. There is also outdoor electrical sockets and an outdoor tap.

To the front of the property, there is a front lawned garden and a private driveway providing off-street parking for two vehicles.

Early viewing is essential to avoid missing out on this superb home!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

4 Kingsbrook Chase
Waltham-Deane
ROTHERHAM
S63 7FB

Dwelling type: Semi-detached house
Date of assessment: 07 September 2011
Date of certificate: 12 September 2011
Reference number: 0938-3062-6301-8499-9964
Type of assessment: SAP, new dwelling
Total floor area: 82 m²

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 (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C	80	80
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Very energy efficient - lower running costs

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 (CO₂) Rating

	Current	Potential
(92 plus) A		
(81 - 91) B	83	83
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	105 kWh/m ² per year	105 kWh/m ² per year
Carbon dioxide emissions	1.6 tonnes per year	1.6 tonnes per year
Lighting	£50 per year	£50 per year
Heating	£277 per year	£277 per year
Hot water	£87 per year	£87 per year

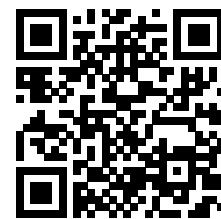
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) 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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

MISREPRESENTATION ACT, 1967.

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