



Crag Hill Crescent, Sheffield, S5

£140,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

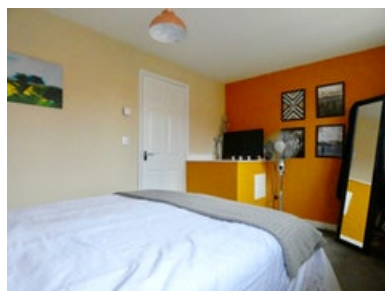
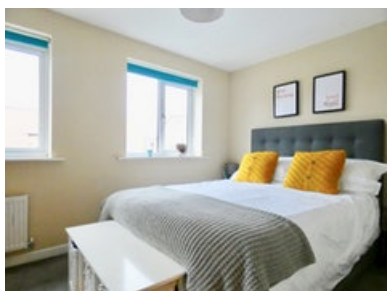
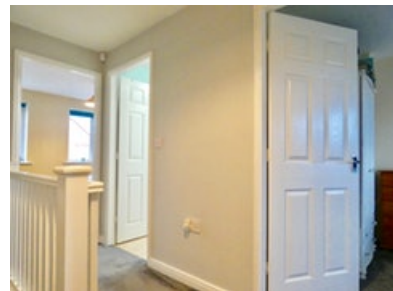
We are delighted to bring to the market this Spacious Three Bed Semi Detached House located on the desirable Crag Hill Crescent on the outskirts of Sheffield. The property offers an ideal first or family home at an affordable price & ready to move in!

Key features:

- Ideal Family Home
- Spacious Open Plan Kitchen/Diner
- Well Presented Living Room
- Three Generous Sized Bedrooms
- Modern Family Bathroom & Downstairs W/C
- Enclosed South Facing Garden With Patio Area
- Driveway & Single Garage
- Close To Local Amenities
- Desirable Location
- Ready To Move In!

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band B (£1420.58 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



We are delighted to bring to the market this Spacious Three Bed Semi Detached House located on the desirable Crag Hill Crescent on the outskirts of Sheffield. The property offers an ideal first or family home at an affordable price & ready to move in! The property comprises: Three generous sized bedrooms, modern family bathroom, ample storage throughout, spacious kitchen with open plan dining area, downstairs toilet & well presented living room. To the outside is an enclosed south facing garden with patio area, private driveway for two cars, single garage with secure access & additional on street parking. In close proximity of local amenities, nearby park, local transport links, schools catchment area, a short drive to Sheffield, Rotherham, Meadowhall & motorway links. Ideal first or family home ready to move in! Viewing highly recommended.

£140,000.00 Offers Over.

Entrance Hall

Entering the property through to the Entrance Hall -

Downstairs Toilet

Downstairs Toilet with wash basin & toilet.

Living Room

Well presented Living Room with power points, TV point, single radiator, a double glazed window & double doors leading to the Enclosed Garden.

Kitchen/Dining

Spacious Kitchen with built in oven/grill & hob, ceiling extractor, sink with drainage, built in storage, fitted appliances, power points, a double glazed window & open plan Dining Area.

Master Bedroom

Master Double Bedroom with two double glazed windows, single radiator & power points.

Family Bathroom

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

Bedroom Two

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

Bedroom Three

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

Outside

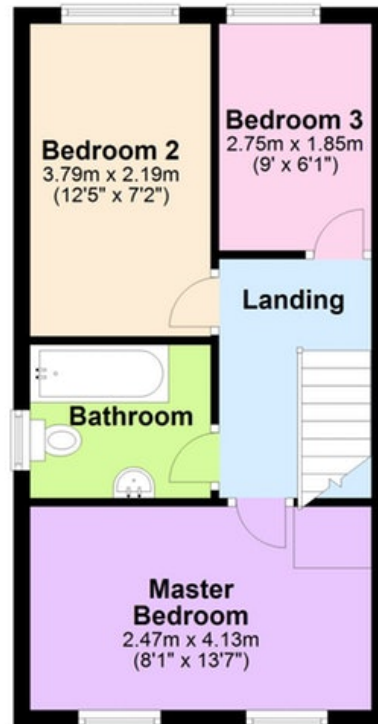
Enclosed south facing rear garden with mature shrubs, patio area, driveway for two cars, single garage with secure access to front & rear & additional on street parking.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

34, Crag Hill Crescent, SHEFFIELD, S5 9BH

Dwelling type: Semi-detached house	Reference number: 9045-3888-7126-9906-4255
Date of assessment: 08 December 2016	Type of assessment: SAP, new dwelling
Date of certificate: 08 December 2016	Total floor area: 71 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:	£ 1,080
Over 3 years you could save	£ 93

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 93 over 3 years</p> </div>
Heating	£ 693 over 3 years	£ 693 over 3 years	
Hot Water	£ 240 over 3 years	£ 147 over 3 years	
Totals	£ 1,080	£ 987	

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

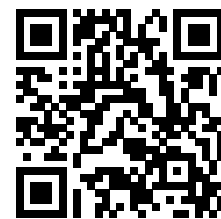
<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4CAF50; color: white;">(92 plus) A</td> <td style="background-color: #8BC34A;">(81-91) B</td> <td style="background-color: #FFC107;">(69-80) C</td> <td style="background-color: #FF9800;">(55-68) D</td> <td style="background-color: #FF5722;">(39-54) E</td> <td style="background-color: #D32F2F;">(21-38) F</td> <td style="background-color: #9C27B0;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="font-size: x-x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 5px;"> <thead> <tr style="background-color: #e0e0e0;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="font-size: 2em; font-weight: bold;">83</td> <td style="font-size: 2em; font-weight: bold;">96</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	83	96	<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													
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Current	Potential																		
83	96																		

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 96
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 756

MISREPRESENTATION ACT, 1967.

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