



## Pennyfields, Rotherham, S63

**£150,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 3

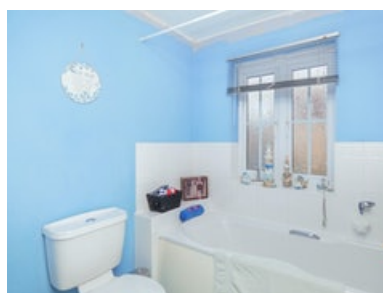
INVESTORS OPPORTUNITY! - TENANTS IN SITU - a 3 double bedroom detached family home offering SPACE & VALUE FOR MONEY ALL UNDER ONE ROOF - PLEASE CALL TO VIEW!

## Key features:

- no upward chain
- tenants in situ
- detached garage & driveway
- two double bedrooms
- enclosed low maintenance garden
- long standing tenants
- RECENTLY REDUCED
- MOTIVATED VENDOR
- NO ONWARD CHAIN
- INTERNAL VIEWING HIGHLY RECOMMENDED

## Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band C (£1556.24 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 975 years remaining  
**Ground Rent:** £11.00  
**Maintenance Company:** Simarc Property Management Limited

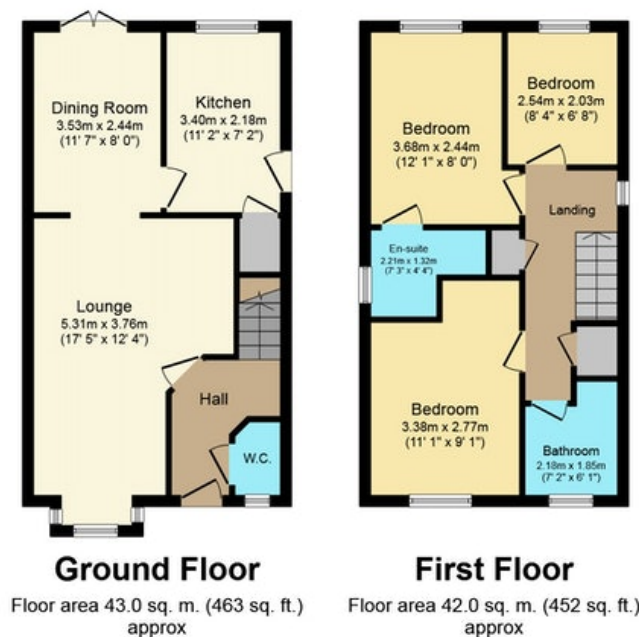


**\*\*\* INVESTORS ONLY \*\*\* THREE BEDROOMS DETACHED HOME WITH TENANTS IN SITU \*\*\***

We are delighted to offer for sale this well presented three bedroom detached home situated in a quiet residential area, that offers easy access to local shops, schools and commuting routes. This property is being offered to investors only as there are tenants in situ. This property is ideal for investors looking for somewhere that they can start making a return straight away. There are long standing tenants in the property currently that keep the home clean and tidy and well presented.

The property comprises of an entrance area, WC, through lounge/dining room and kitchen. The first floor offers three double bedrooms with the master benefitting from an en-suite. There is also a family bathroom with overhead shower/WC.

To the rear there is a low maintenance enclosed garden with detached garage and driveway to the front.

**Floor plan:**

Total floor area 85.0 sq. m. (915 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



## Energy Performance Certificate:

### Energy Performance Certificate

**8, Pennyfields, Bolton-upon-Dearne, ROTHERHAM, S63 8EZ**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0858-7973-7269-2424-8994
<b>Date of assessment:</b> 05 November 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 09 November 2014	<b>Total floor area:</b> 90 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,615</b>
<b>Over 3 years you could save</b>	<b>£ 1,425</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 312 over 3 years	£ 174 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white; width: fit-content; margin: 0 auto;">                     You could save £ 1,425 over 3 years                 </div>
<b>Heating</b>	£ 2,853 over 3 years	£ 1,770 over 3 years	
<b>Hot Water</b>	£ 450 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 3,615</b>	<b>£ 2,190</b>	

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

Very energy efficient - lower running costs

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

Not energy efficient - higher running costs

Current	Potential
54	61

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 Cavity wall insulation	£500 - £1,500	£ 669
2 Floor Insulation	£800 - £1,200	£ 138
3 Low energy lighting for all fixed outlets	£35	£ 108

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](http://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

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