

## Reaper Crescent, Sheffield, S35

**£190,000**

Offers in Region of

**Tenure:** Leasehold, **Bedrooms:** 4

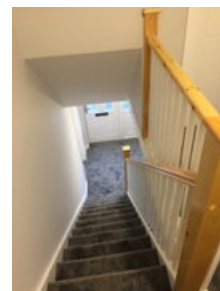
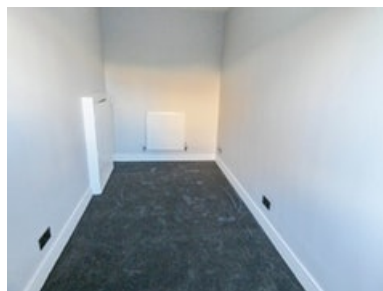
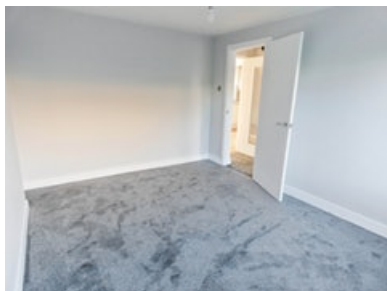
Perfect location ... backing on to woodland and ideal for getting in from work and relaxing in the private enclosed rear garden, this four-bedroom; semi-detached home has great living space on offer. Fully refurbished to a very high standard the accommodation in

## Key features:

- Extended semi detached house
- Beautifully presented
- Ready to move straight into
- Ideal for the growing family
- Popular location
- Good size rear enclosed garden
- Fully refurbished
- Wonderful social space
- Cavity wall insulation

## Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band B (£1420.58 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 950 years remaining  
**Ground Rent:** £18.50 per-annum



BEST & FINAL OFFERS BY 12 NOON, THURSDAY 23 JANUARY.

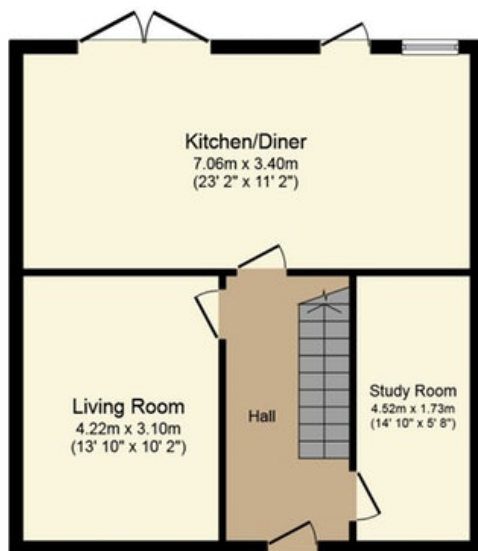
Perfect location ... backing on to woodland and ideal for getting in from work and relaxing in the private enclosed rear garden, this four-bedroom semi-detached home has great living space on offer.

Fully refurbished to a very high standard the accommodation in brief comprises a spacious lounge, large dining/kitchen and study to the ground floor, first-floor landing, four bedrooms, two bathrooms and fully boarded and insulated loft space. The kitchen has a substantial island/breakfast bar, integral dishwasher, oven, gas hob, microwave and extractor. The bathrooms are fully tiled and have built in modern storage.

Outside the property has a new, resin bound driveway to the front with parking for three cars. To the rear is a private garden with white resin patios and maintenance free artificial grass, there is also a large outbuilding with power and light. This low maintenance sociable space backs on to woodland and Charlton Brook Park.

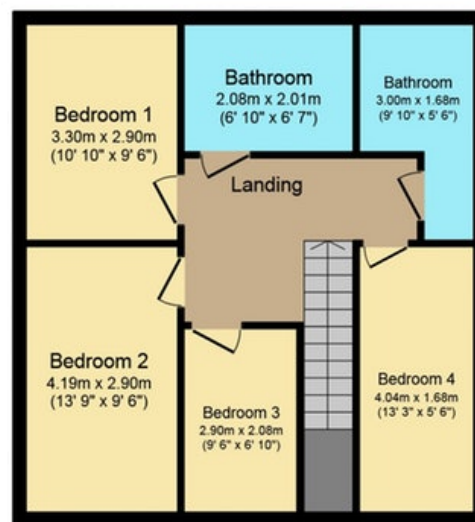
Located on a popular estate, the property is close to the M1 and the amenities and transport links of Chapeltown and High Green.

## Floor plan:



### Ground Floor

Floor area 54.3 sq. m. (584 sq. ft.) approx



### First Floor

Floor area 54.3 sq. m. (584 sq. ft.) approx

Total floor area 108.6 sq. m. (1,169 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

**56, Reaper Crescent, High Green, SHEFFIELD, S35 3FH**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0268-2831-7378-9691-4485
<b>Date of assessment:</b> 19 March 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 28 March 2019	<b>Total floor area:</b> 100 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>£ 2,460</b>
<b>Over 3 years you could save</b>	<b>£ 324</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 207 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;">                     You could save £ 324 over 3 years                 </div>
Heating	£ 1,833 over 3 years	£ 1,749 over 3 years	
Hot Water	£ 264 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 2,460</b>	<b>£ 2,136</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**

<p>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) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(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>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="font-size: 2em;">71</td> <td style="font-size: 2em;">84</td> </tr> </table> <p>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.</p>	Current	Potential	71	84
(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>						
Current	Potential											
71	84											

**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	£ 108
2 Low energy lighting for all fixed outlets	£45	£ 129
3 Solar water heating	£4,000 - £6,000	£ 87

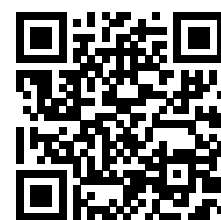
See page 3 for a full list of recommendations for this property.

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.

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### MISREPRESENTATION ACT, 1967.

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