



Plumb Leys, Rotherham, S60

£165,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

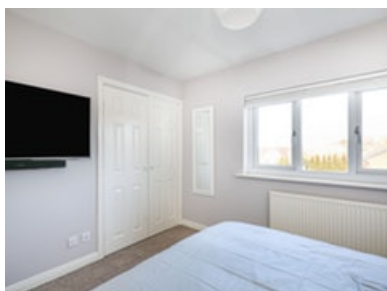
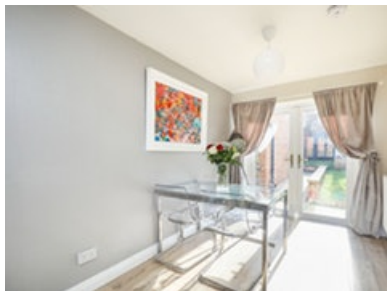
We are delighted to bring to the market this Beautifully Presented Three Bed Semi Detached House located on the desirable Plumb Leys Estate in Treeton on the outskirts of Rotherham. The property offers an ideal family home beautifully presented throughout, ful

Key features:

- Ideal Family Home
- Beautifully Presented Throughout
- Large Open Plan Living/Dining
- Modern Kitchen
- Three Generous Sized Bedrooms
- Modern Family Bathroom
- Enclosed Garden
- Private Driveway With Detached Garage
- Close To Local Amenities
- Desirable Location

Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band B (£1290.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



We are delighted to bring to the market this Beautifully Presented Three Bed Semi Detached House located on the desirable Plumb Leys Estate in Treeton on the outskirts of Rotherham. The property offers an ideal family home beautifully presented throughout, fully refurbished & ready to move in! The property comprises: Three generous sized bedrooms, modern family bathroom, ample storage throughout, spacious kitchen & large open plan living room with dining area. To the outside is an enclosed garden with mature shrubs, decking area, private driveway, detached garage with secure access & additional on street parking. The property is in close proximity of local amenities, countryside walks, local transport links, schools catchment area, nearby train station, a short drive to Rotherham, Barnsley, Sheffield & motorway links. Ideal modern family home & ready to move in! Viewing highly recommended.

****Offers Over £165,000.00****

Entrance Porch

Entering the property through to the Entrance Porch.

Living/Dining Room

Well presented large open plan Living Room with double doors leading to the Enclosed Garden, power points, double radiator, TV point, dining area & double glazed bay window.

Kitchen/Diner

Spacious Kitchen with built in oven/grill & hob, ceiling extractor, sink with drainage, ample room for appliances, power points & a double glazed window.

Master Bedroom

Master Double Bedroom with built in wardrobes, a double glazed window, double radiator & power points.

Family Bathroom

Family Bathroom with bath & overhead shower, wash basin, toilet, a heated towel rail, a double glazed window.

Bedroom Two

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

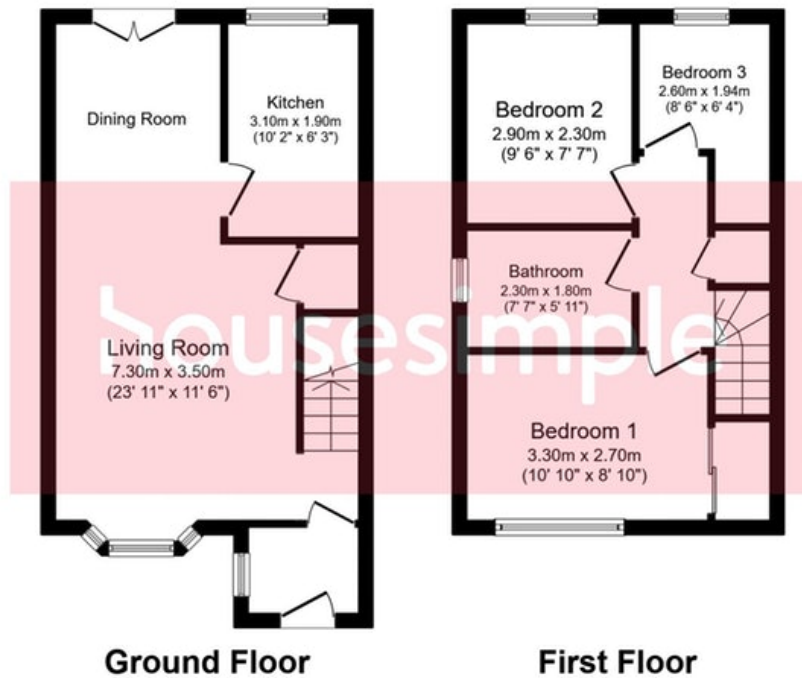
Bedroom Three

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

Outside

Enclosed rear garden with mature shrubs, decking area, private driveway, detached garage with secure access & additional on street parking.

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

5, Plumb Leys, Treeton, ROTHERHAM, S60 5UH

Dwelling type: Semi-detached house	Reference number: 8346-7421-0660-0657-7926
Date of assessment: 23 September 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 October 2016	Total floor area: 67 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:	£ 2,394
Over 3 years you could save	£ 678

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 141 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 678 over 3 years</p> </div>
Heating	£ 1,770 over 3 years	£ 1,377 over 3 years	
Hot Water	£ 408 over 3 years	£ 198 over 3 years	
Totals	£ 2,394	£ 1,716	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a2; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #99d9c9; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #d9ead3; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e74c3c; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px;">Current</td> <td style="border: 1px solid black; padding: 2px;">Potential</td> </tr> <tr> <td style="border: 1px solid black; text-align: center; padding: 5px;">62</td> <td style="border: 1px solid black; text-align: center; padding: 5px;">84</td> </tr> </table>	Current	Potential	62	84	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">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													
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(21-38) F													
(1-20) G													
Current	Potential												
62	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 Floor insulation (solid floor)	£4,000 - £6,000	£ 156
2 Low energy lighting for all fixed outlets	£25	£ 60
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 363

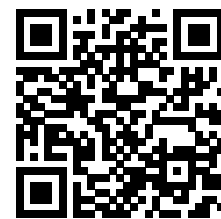
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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