



Empire Drive, Rotherham, S66

£270,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

Ideal for FAMILY PURCHASERS, PROFESSIONAL COUPLES or INVESTORS is this MODERN FOUR DOUBLE BEDROOM, TWO BATHROOM, EXTENDED DETACHED PROPERTY, which is READY TO MOVE STRAIGHT IN. With GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and DOUBLE DRIVEWAY! Located in this popular development in Maltby, Ro

Key features:

- Modern Detached Property
- Four Double Bedrooms
- Downstairs WC
- Impressive Fitted Kitchen/Diner
- Conservatory
- Separate Utility Room
- Office
- Double Driveway
- Well Maintained Rear Garden
- Viewing Recommended

Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band D (£1789.49 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway

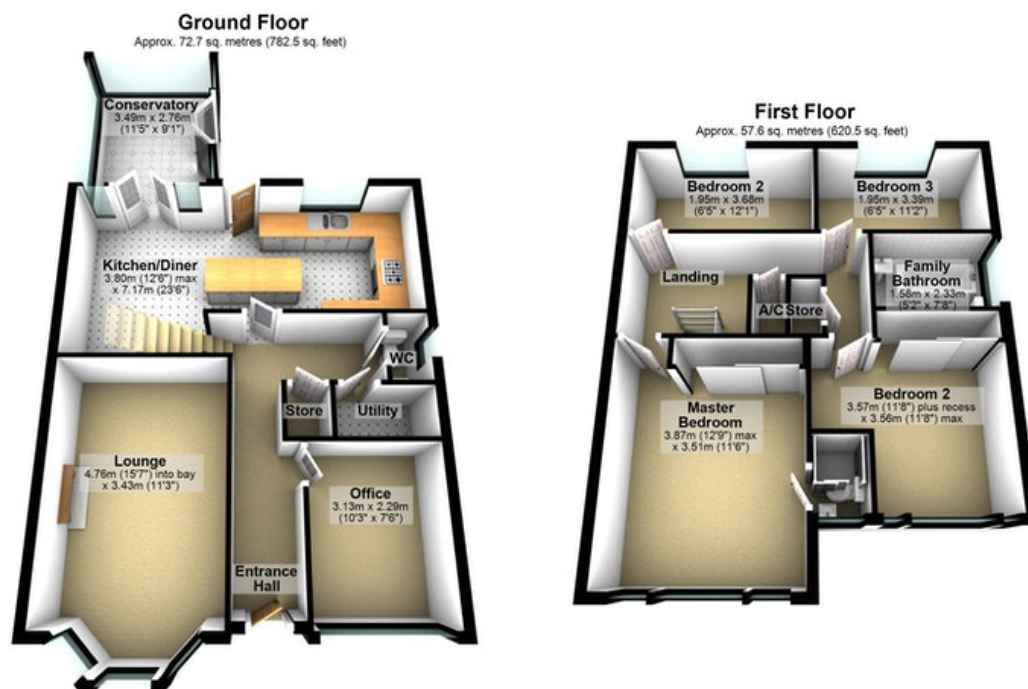


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Located in this popular development in Maltby, Rotherham, with convenient access to a host of local shops and amenities, reputable schools, secondary Academy, countryside and fantastic transport links, is this extended, four double bedroom detached property. Having been modernised and altered by the current vendor, the property is finished to a very high standard, and is a true credit to the owners worthy of an internal inspection. With gas central heating, uPVC double glazing the property comprises the following range of accommodation; welcoming entrance hallway with cloak store, downstairs WC, bay-window lounge with feature fireplace, impressive kitchen/diner with high spec, modern fitted units, island breakfast bar and integrated appliances, separate utility room and office. To the first floor are four double bedrooms, master with a walk in wardrobe and en-suite shower room, modern family bathroom with white three piece suite and two useful storage cupboard to the landing. There is a useful loft storage space. Externally the property has a double driveway, ample to store a caravan or multiple vehicles. To the rear is a very well maintained enclosed lawn garden with a large paved patio and a additional raised decking area including seating and entertaining areas including a garden bar.

For full measurements and layout, please refer to the floorplan.

Floor plan:



Total area: approx. 130.3 sq. metres (1403.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

5, Empire Drive
Maltby
ROTHERHAM
S66 8SL

Dwelling type: Detached house
Date of assessment: 19 August 2011
Date of certificate: 19 August 2011
Reference number: 9018-2099-6298-6899-6964
Type of assessment: RdSAP, existing dwelling
Total floor area: 125 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		
(55 - 68) D	66	71
(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		
(69 - 80) C		
(55 - 68) D	63	68
(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	197 kWh/m ² per year	166 kWh/m ² per year
Carbon dioxide emissions	4.8 tonnes per year	4.0 tonnes per year
Lighting	£104 per year	£82 per year
Heating	£706 per year	£840 per year
Hot water	£153 per year	£123 per year

You could save up to £138 per year

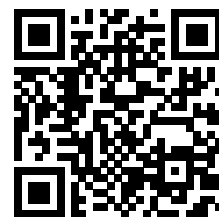
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.)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

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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