



Holywell Heights, Wincobank Sheffield S4 8AU

Guide Price £170,000 to £175,000



- **Large Four Bedroom Mid Town House**
- **Ideal For Any Growing Families**
- **Well Placed for Access to Sheffield, Meadowhall and the M1/M18**
- **Viewing Strongly Advised**
- **Accommodation Set Over Three Floors**
- **Off Road Parking and an Integral Garage**
- **Available With No Onward Chain**

Guide Price £170,000 to £175,000 - Offered for sale with No Onward Chain is this modern Four Bedroom Mid Two House that would make a growing family a fantastic home. Well positioned on the edge of Sheffield and offering easy access to Meadowhall and the M1/M18 motorway network viewing is strongly advised. The property benefits Full Width Dining Kitchen with doors out to the Garden, ideal for entertaining, uPVC double glazing and a bathroom/washroom on each floor! In brief the property comprises: Entrance, Spacious Hallway with large fitted cupboard, Downstairs WC, Dining Kitchen, First Floor Landing, Large Lounge with Juliette Balcony, Bedroom Two and a washroom. Second Floor Landing, Master Bedroom with En-Suite, Bedrooms Three, Four and the House Bathroom. Integral Garage ideal for conversion (STP) if additional reception room required. Outside is off road parking to the front and a private enclosed garden to the rear.

Entrance

Enter the property via a front facing double glazed door with decorative opaque panels into the Hallway.

Hallway

Providing access to the Full Width Dining Kitchen, Downstairs WC, Internal access to the Garage, Downstairs WC, Stairs rising to the First Floor Landing and useful deep storage cupboard. Central heating radiator.

Downstairs WC

Having a low Flush WC and wash hand basin. Partial tiling.

Full Width Dining Kitchen 17' 6" x 10' 5" (5.33m x 3.17m)

Running the full width of the property and split into two areas. To the Kitchen section are a range of wall and base units with high gloss doors. Inset stainless steel sink with a mixer tap over beneath a rear facing double glazed window. Integrated Fridge/Freezer, electric oven, four ring gas hob and extractor hood. Dishwasher. Tiling to splash prone areas and the floor. To the Dining Area are twin double glazed doors which lead out to the Garden, ideal for entertaining. Central heating radiator.

First Floor Landing

Providing access to the Lounge, Bedroom Two and a Bathroom. Further stairs rising to the Second Floor Landing.

Lounge 17' 6" x 14' 0" (5.33m x 4.26m)

Large principle reception room having a front facing Juliette Balcony allowing much natural light into the room and also a further front facing window. Central heating radiator.

Bedroom Two 17' 8" x 10' 5" (5.38m x 3.17m)

With two rear facing double glazed windows and a central heating radiator.

Washroom

With a low flush WC and wash hand basin.

Second Floor Landing

Providing access to the Master Bedroom, Bedrooms Three, Four and a House Bathroom.



Master Bedroom 17' 7" x 12' 5" (5.36m x 3.78m)

Large main bedroom with two front facing double glazed windows, central heating radiator and access to the En-Suite.

En-Suite

Having a shower, low flush WC and wash hand basin. Partial tiling, fitted mirror and a central heating radiator.

Bedroom Three 10' 5" x 10' 2" (3.17m x 3.10m)

Rear facing double glazed window and a central heating radiator.

Bedroom Four 10' 4" x 7' 2" (3.15m x 2.18m)

Rear facing double glazed window and a central heating radiator.

Garage

Having both power and light and accessed via an up and over door. Internal access to the Hallway. Several examples can be offered where the Garage has been converted to an additional reception room. (STP).

Outside

With off road parking to the front for two cars. To the rear is an enclosed easy to maintain laid to lawn garden. Ideal for families.



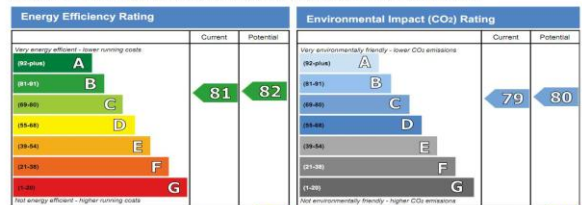
Energy Performance Certificate



5 Holywell Heights,
SHEFFIELD, S4 8AU

Dwelling type: Mid-terrace house
Date of assessment: 22 April 2009
Date of certificate: 22 April 2009
Reference number: 2528-4068-6244-5551-3000
Total floor area: 142 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.



England & Wales

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.

England & Wales

The environmental impact rating is a measure of this 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	122 kWh/m ² per year	117 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.8 tonnes per year
Lighting	£113 per year	£77 per year
Heating	£338 per year	£344 per year
Hot water	£120 per year	£120 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 512 or visit www.energysavingtrust.org.uk/myhome



FREE Property Valuation & Appraisal We offer a FREE of charge property valuation service. Call us now to book your appointment and to find out why we are the agent of choice when selling your home. Our fees are flexible and the service is second to none. Please feel free to visit our website at: www.bartons-net.co.uk



Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage

Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.



How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.



These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.