

property details **approval form**

135 Holmley Lane, Coal Aston, Dronfield, Derbyshire, England, S18 3DA

Date: 26 April 2024

Property Ref and Version: SBC107094 - 0006

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£310,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 800 years from 24 Jun 1959.

>> **key features**

- > BEAUTIFUL SEMI-DETACHED HOME
- > THREE BEDROOM AND TWO BATHROOM
- > STUNNING VIEWS OVER THE COUNTRYSIDE
- > LARGE REAR GARDEN
- > THREE CAR DRIVEWAY
- > EPC Rating: D

>> **short description**

Introducing this amazing semi-detached home with beautiful countryside views. This property is located in a sought after area, with excellent schools and easy access to the peak district an opportunity is one you don't want to miss!!

>> **long description**

Presenting an incredible opportunity to purchase a stunning three-bedroom, two bathroom home. Its situated in the heart of Coal Aston, close to excellent schools and has stunning views. On the ground floor the property offers a spacious kitchen/diner and lounge. On the first floor you will be met with two double bedrooms and a family bathroom. Finally on the second floor is the largest bedroom which also has an en-suite. Outdoors the property benefits from a large rear garden and off street parking.

>> **directions**

Your William H Brown office: 392 Psalter Lane, SHEFFIELD, South Yorkshire, S11 8UW

T 01142 638012 **E** BannerCross@williamhbrown.co.uk

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>> **room description**

Entrance Hall

GCH Radiator

Lounge

16' 3" x 10' 10" (4.95m x 3.30m)

GCH Radiator, bay front facing window.

Kitchen

17' 10" x 8' 1" (5.44m x 2.46m)

Rear facing double glazed windows, GCH radiator, Access to the side door. Integrated dishwasher/washer, cooker with an extractor .

Bedroom Two

14' 6" x 10' 11" (4.42m x 3.33m)

GCH radiator, Front facing bay windows.

Bedroom Three

10' 10" x 10' 5" (3.30m x 3.17m)

GCH radiator , rear facing windows.

En-Suite

Low flush w/c, walk in shower, rear facing windows, extractor.

Bedroom One

16' 1" x 10' 6" (4.90m x 3.20m)

GCH radiator, rear facing windows .

Outdoors

Three car drive, front and rear gardens and scenic views

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>> 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

>> approval

Signature

Date

Jenifer Miranda		
Mr D. Beach		

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