







49 York Street

Chesterfield • Derbyshire • S41 0PN

£220,000

Set on a generous plot in the heart of Hasland, this three-bedroom bay-fronted semi-detached home offers well-balanced accommodation, ample outdoor space, and fantastic accessibility to local amenities and transport links, making it an excellent choice for families and professionals alike. Upon entering the home, you're welcomed by a spacious entrance hallway. To the right, the dining room features a built-in storage cupboard and opens through to a charming living room with a bay window, log-burning stove, and alcove storage, creating a cosy yet characterful space to relax. The layout continues to a conservatory, ideal as an additional seating or garden room, and a well-appointed kitchen fitted with shaker-style cabinets, a combination of integrated and freestanding appliances, and a handy pantry-style storage cupboard. The conservatory provides direct access to the rear garden, offering seamless indoor-outdoor flow. Upstairs, there are two spacious double bedrooms—the principal enjoying a front-facing aspect, while the second overlooks the rear garden. The third bedroom is perfect for a nursery, home office, or single room. A large and stylish four-piece family bathroom completes the first floor, featuring a separate shower, bathtub, WC, and wash basin. Externally, the home enjoys off-road parking, access to a garage, and a low-maintenance rear garden, which includes a stone seating area, a large section of artificial lawn, and a substantial garden shed, offering superb outdoor versatility. Ideally located, the property is within walking distance of Eastwood Park, close to a range of local shops, and benefits from easy access to the M1, Chesterfield bypass, and is only a 10-minute drive into Chesterfield Town Centre—perfect for commuters and families seeking convenience and community.



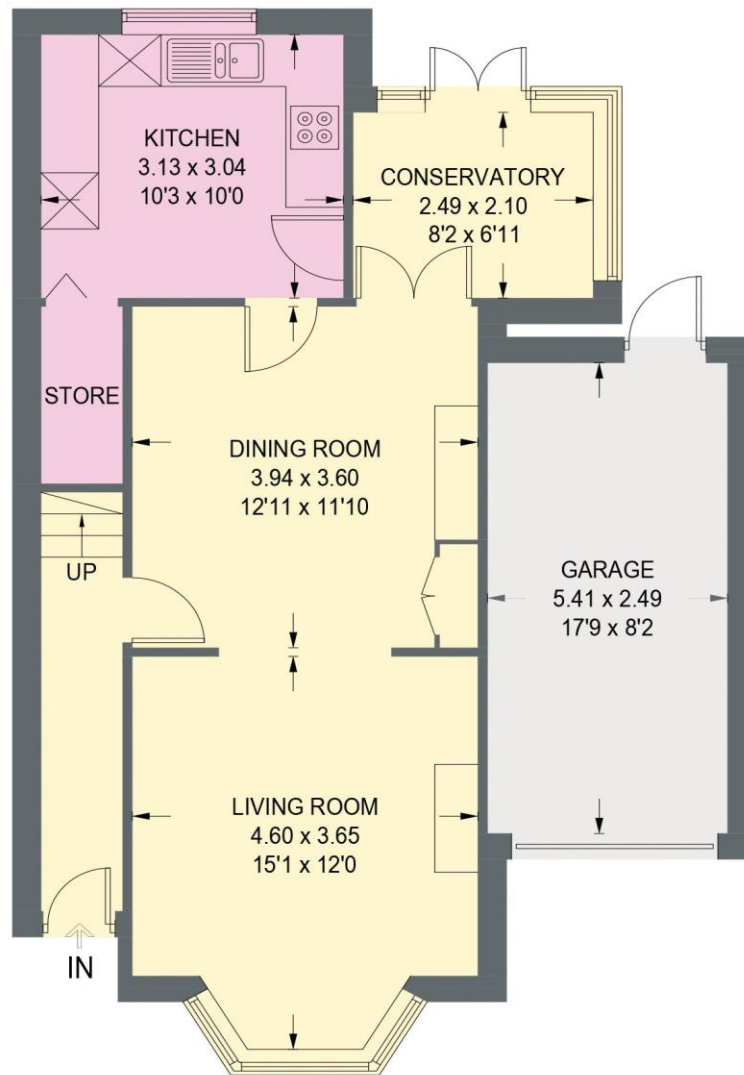


- Bay Windowed Semi-Detached
- Three Bedrooms
- Garage & Off Road Parking
- Two Reception Rooms
- Large Private Garden
- Four Piece Bathroom
- Modern Shaker Style Kitchen
- Close To Shops & M1 Links
- Conservatory
- EPC Rating: D / Council Tax Band C

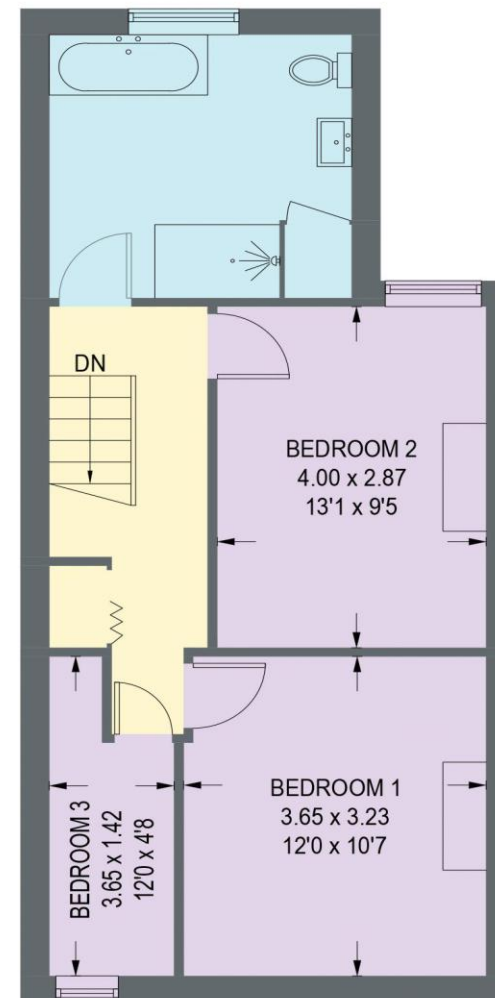


49 YORK STREET

APPROXIMATE GROSS INTERNAL AREA = 110.5 SQ M / 1189.5 SQ FT



GROUND FLOOR = 64.3 SQ M / 692.4 SQ FT



FIRST FLOOR = 46.2 SQ M / 497.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1218070)



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