







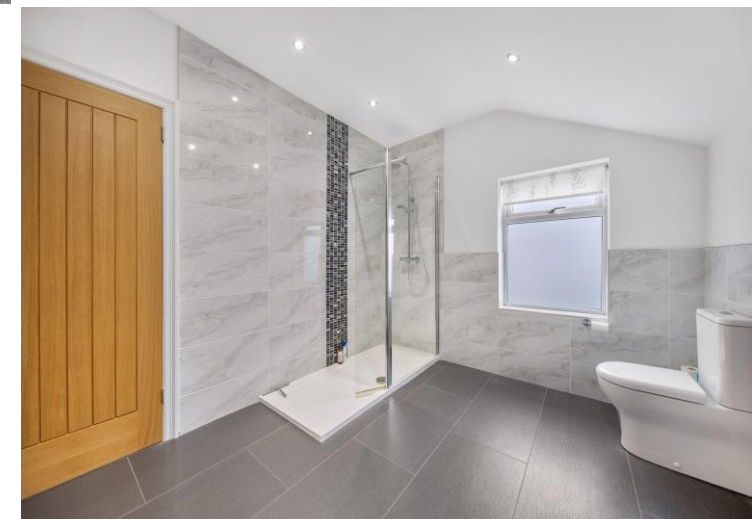
31 York Street

Chesterfield • Derbyshire • S41 0PN

£220,000

A beautifully presented two-bedroom bay-windowed semi-detached home, rich in period character and offered with no onward chain. With a generous 1071 sq ft of floorspace, this property is ideal for couples, professionals, solo buyers, or starter families seeking charm, space, and convenience. Step into the spacious entrance hallway, to the left, just before the stairs, is the dining room perfect for hosting or everyday meals. This leads into the bay-windowed living room, complete with fitted blinds and a feature fireplace, offering a cosy yet elegant space to unwind. To the right of the dining room is the kitchen/breakfast room, a large and practical space with shaker-style cabinetry, fitted appliances, and room for a dining table. A generous storage cupboard and a side door to the garden add further functionality. Upstairs, you'll find two large double bedrooms. The principal bedroom enjoys fitted wardrobes and a front-facing bay window, while bedroom two overlooks the rear garden. The bathroom is currently a three-piece suite with bath and shower over, sink, and toilet—but thanks to its size, there's potential to reconfigure into a four-piece layout if desired. Outside, the rear garden offers a blend of privacy and low-maintenance living. There's a patio seating area, pathway, astro-turfed section, and a brick-built outbuilding with storage and a sheltered sitting area—ideal for summer evenings or creative use. Perfectly positioned within walking distance of Eastwood Park and close to local shops, the property also benefits from excellent transport links to the M1, Chesterfield bypass, and is just a 10-minute drive into Chesterfield Town Centre.



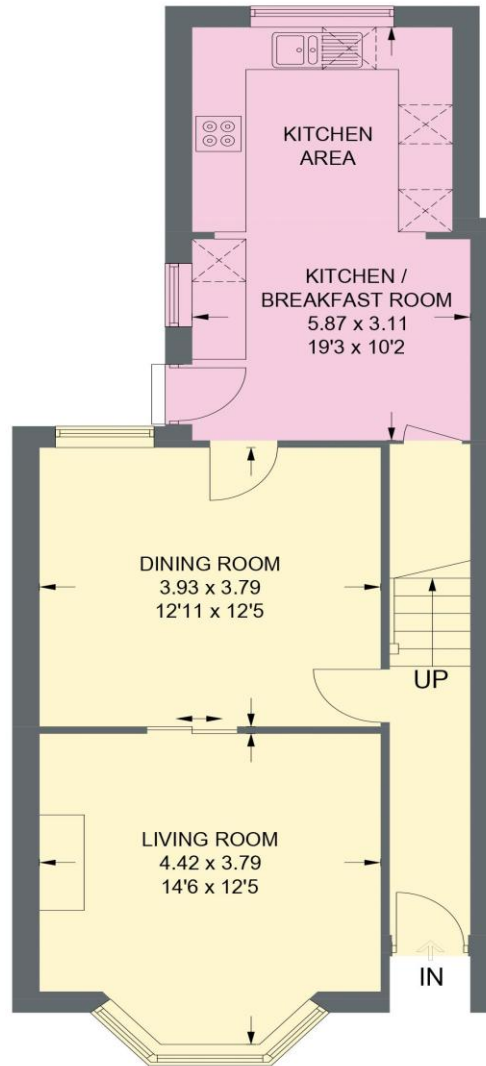


- Bay-Windowed Semi-Detached
- Two Double Bedrooms
- Principal Bedroom w/ Fitted Wardrobes
- Two Large Reception Rooms
- Kitchen-Breakfast Room w/ Integrated Appliances
- Private & Low Maintenance Rear Garden
- Modern Three-Piece Bathroom
- Offered With No Onward Chain
- Close To Amenities & A Short Drive To Chesterfield Town Centre
- EPC Rating: C / Council Tax Band A

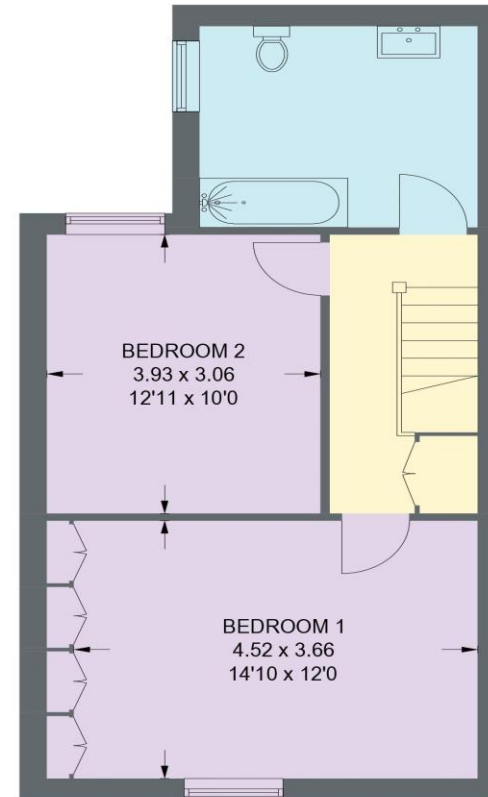


31 YORK STREET

APPROXIMATE GROSS INTERNAL AREA = 99.6 SQ M / 1071.6 SQ FT



GROUND FLOOR = 54.5 SQ M / 587 SQ FT



FIRST FLOOR = 45.0 SQ M / 484.6 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1247709)

