



62 Staveley Road,
Poolsbrook, S43 3JX

PCM

£1,000 PCM

W
WILKINS VARDY

PCM

£1,000 PCM

MODERN SEMI - READY TO MOVE INTO - TWO DOUBLE BEDS - DRIVEWAY PARKING

A delightful semi detached house which offers well proportioned and easily managed accommodation which benefits from a good sized living room, modern kitchen/diner with cloaks/WC off, two double bedrooms and a family bathroom. Outside, there is driveway parking and lawned gardens to the front and rear.

Located in an established residential area, residents can enjoy the nearby parks and green spaces, perfect for leisurely strolls or outdoor activities. The location also offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike.

- MODERN SEMI DETACHED HOUSE
- NEUTRALLY PRESENTED ACCOMMODATION
- GOOD SIZED LIVING ROOM
- KITCHEN/DINER WITH CLOAKS/WC OFF
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARDENS TO THE FRONT AND REAR

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 56.3 s.qm./606 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

15'2 x 10'10 (4.62m x 3.30m)
A generous front facing reception room.

Kitchen/Diner

13'2 x 7'10 (4.01m x 2.39m)
Fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob with stainless steel splashback.
Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is also space for a fridge/freezer.
Vinyl flooring and downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property.
A door from here gives access into a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising of a low flush WC and wash hand basin with tiled splashback.
Vinyl flooring.

On the First Floor

Landing

Bedroom One

13'2 x 10'1 (4.01m x 3.07m)
A good sized front facing double bedroom.

Bedroom Two

12'11 x 7'3 (3.94m x 2.21m)
A rear facing double bedroom.

Family Bathroom

7'4 x 5'11 (2.24m x 1.80m)
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

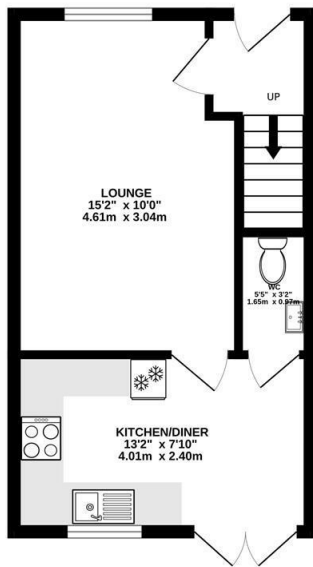
Outside

To the front of the property there is a lawned garden, alongside a tarmac driveway providing off street parking.

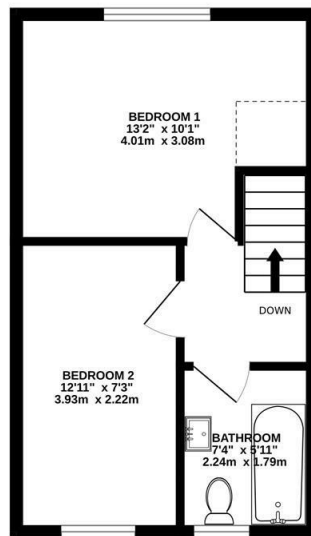
A wooden gate gives access to the side of the property where there is a paved patio which wraps around to the rear. From here there is a gate which opens to a lawned garden, where there is also a garden shed.



GROUND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Holding Deposit (Per Tenancy) - Equal to 1 weeks (agreed) rent. This is to reserve a property. Note this will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information or fail to sign their tenancy (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing.) Should the Tenant(s) withdraw or fail referencing due to non-disclosure and/or falsified references this money will not be returned. It can, with your agreement be used as a contribution towards your first month's rent or Tenancy Deposit if the Tenancy proceeds to move in/completion.

Tenancy Deposit (per Tenancy) - Rent under £50,000 per year - 5 weeks rent
covers damages or defaults on the part of the tenant during the tenancy.

Tenancy Deposit (per Tenancy) - Rent of over £50,000 or over per year - 6 weeks rent
covers damages or defaults on the part of the tenant during the tenancy.

Unpaid and/or late Rent payment(s) - England - Interest at 3% above the Bank of England Base rate from the due date until paid in order to pursue non-payment of rent. Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. Please contact us straight away if you are unable to make a payment. We are here to help so please contact us with any queries. Failure to do so may result in legal action being taken.

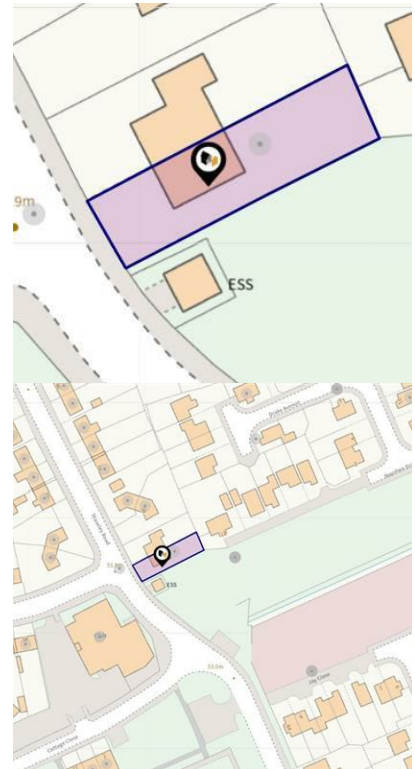
Lost Key(s) or other Security Device - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 Inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 Inc VAT per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking the landlord's instructions, new tenant referencing, Right to Rent checks, deposit registration as well as the preparation of new legal documents.

Early Termination* (Tenant's Request) - This is not an automatic right and will be reviewed & agreed on a case by case basis. Should the tenant(s) wish to terminate their contract early, they shall be liable for all costs, fees and charges incurred by the landlord for allowing the early termination including the agent's existing or reletting fees, as well as the rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Tenant Protection - Wilkins Vardy is a member of the Royal Institution of Chartered Surveyors Client Money Protection Scheme, and also a member of TPO, which is a redress scheme. You can find out more details on our website or by contacting us directly



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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