



**Chapel Lane East, Hasland, Chesterfield, Derbyshire S41 0AJ**

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**Offers In The Region Of £135,000**

**PINEWOOD**



# Chapel Lane East Hasland Chesterfield Derbyshire S41 0AJ



Offers In The Region Of  
**£135,000**

**2 bedrooms  
1 bathroom  
1 reception**

- No Chain, Perfect For First Time Buyers or Investors - Approx. 6.0 % Gross Yield
- Rear Enclosed South Facing Pleasant Courtyard with Outside W.C and Lockable Store
  - Modern Bathroom with White Suite and Shower Over Bath
  - Lounge with Contemporary Feature Fireplace
  - Modern Kitchen with Space for Dining Table
- uPVC Double Glazing and Gas Central Heating - Council Tax Band A
- Walking Distance to all the Local Village Amenities and 1.5 mile walk to Chesterfield Town Centre
- Ideal for Access to the Main Commuter Routes and M1 Motorway
  - On Street Parking Available To The Front of The Property
  - Two Double Bedrooms



**\*\*PERFECT FOR YOUR FIRST HOME!!\*\*SUITABLE FOR INVESTORS - APPROX 6.0% GROSS YIELD\*\*SOUGHT AFTER VILLAGE\*\***

**\*\*WELL PRESENTED\*\***Pinewood Properties are delighted to offer this **TWO BED END TERRACED** home situated in a superb position on this quiet one way street within the sought after village of Hasland and in walking distance to Eastwood Park, local amenities, shops, public houses and Hasland medical centre. Ample access to public transport links and a short drive away from commuter routes such as the M1 motorway. Within the well regarded Hasland Infant School and Hasland Hall Community School catchment areas and in a walkable distance to the town centre of Chesterfield. (1.5 miles) The property downstairs comprises a lounge with feature fireplace, modern kitchen diner with space for dining table and access to the rear south facing and full enclosed pleasant rear courtyard with outside w.c and store. To the first floor is the master bedroom, bedroom two and modern bathroom with white suite and shower over bath. To the front is on street parking. uPVC Double Glazing and Gas Central Heating. Neutral décor and carpets.

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK IN YOUR VIEWING\*\***

### Lounge

12'3" x 11'6" (3.75 x 3.51)

The spacious lounge has grey carpet, magnolia decoration, coving, uPVC window, uPVC door with obscure panel, picture rail inbuilt storage cupboard, radiator, room thermostat and cream marble fire surround with gas fire.

### Kitchen Diner

14'1" x 11'2" (4.31 x 3.42)

The dining kitchen fitted in 2017 has dark grey tiled flooring, magnolia painted decoration, radiator, coving, grey gloss brick tiled splash backs, black/grey laminated worktop, uPVC window, cupboard housing combi boiler, stainless sink with chrome mono bloc mixer tap, uPVC door with glazed panel, four ring electric hob, inbuilt single oven and grill, stainless back plate and extractor hood. With space for a dining table and access to outside courtyard.

### Stairs / Landing

With grey carpet, white glossed balustrades, magnolia decoration, loft access, radiator and storage cupboard.

### Bedroom One

12'2" x 11'5" (3.73 x 3.48)

This double bedroom to the front aspect has magnolia painted decoration, coving, uPVC window, storage cupboard and radiator.

### Bedroom Two

11'2" x 7'8" (3.42 x 2.34)

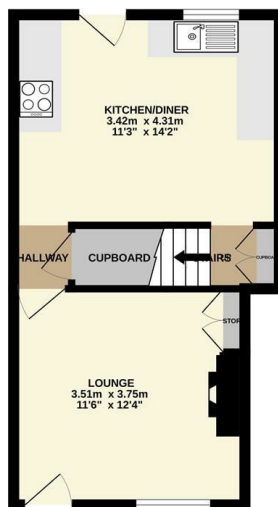
This spacious bedroom to the rear aspect has grey carpet, coving, magnolia painted decoration, radiator and uPVC window.



GROUND FLOOR  
31.8 sq.m. (342 sq.ft.) approx.



1ST FLOOR  
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA: 63.8 sq.m. (687 sq.ft.) 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used to assist 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.  
Made with Metrepx 62023

### Bathroom

8'4" x6'5" (2.56 x1.97)

The modern bathroom has grey tiled flooring, magnolia painted decoration, part tiled in a grey marble gloss tile, white pedestal hand basin with chrome mono bloc mixer tap, low flush WC, radiator, uPVC window with obscure glass, bath with chrome taps and chrome shower over, glass shower screen, coving, storage cupboard and wall mounted light up mirror.

### Outside/Rear Courtyard

This pleasant fully enclosed rear courtyard is south facing and has access to the lockable store and outside WC. To the front of the property on street parking is available.

### General

Tenure: Freehold  
Energy Performance Rating: D  
uPVC Double Glazing  
Gas Central Heating  
Gross Internal Floor Area: ( 687.00 sq ft / 63.8 sq m)  
Council Tax Band: A

### Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

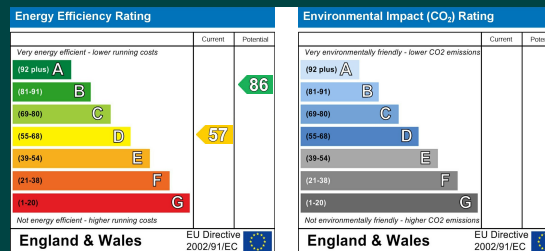
### Reservation Agreement May Be Available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.



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