



Houldsworth Drive, Hady, Chesterfield, Derbyshire S41 0BS

 2  1  2  EPC TBC

£150,000

PINewood



**Houldsworth Drive
Hady
Chesterfield
Derbyshire
S41 0BS**



£150,000

**2 bedrooms
1 shower room
2 receptions**

■ SUITABLE FOR FIRST TIME BUYERS OR INVESTORS

- PARKING SPACE FOR ONE CAR TO THE REAR - POTENTIAL FOR ADDITIONAL DRIVEWAY TO THE FRONT
- CURRENTLY A TWO DOUBLE BED - EASY CONVERT BACK TO A THREE BED
 - SPACIOUS CONSERVATORY TO THE REAR - THROUGH LOUNGE DINER
 - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - EASY ACCESS TO THE M1 MOTORWAY - JUNCT 29/29A
 - MODERN SHOWER ROOM WITH WHITE SUITE AND WALK IN SHOWER ENCLOSURE
 - SPACIOUS PRINCIPAL BEDROOM WITH BUILT IN STORAGE/WARDROBE
 - VIEWS TO THE REAR
- CLOSE TO A BUS ROUTE, TRAIN STATION AND CHESTERFIELD TOWN CENTRE



VIEWES TO THE REARIDEAL FOR INVESTORS OR FIRST TIME BUYERS****

CONVENIENTLY POSITIONED**Pinewood Properties are delighted to offer this TWO DOUBLE bed MID TERRACED home, located in the convenient location of HADY, superbly positioned for the Royal Hospital and for transport links to the Train Station and Chesterfield Town Centre, the property is also conveniently situated for routes into Sheffield and towards the M1 Motorway J29/29a. Walking distance to well regarded schools and bus routes.

The property downstairs comprises entrance hall with under stairs store, well equipped kitchen, through lounge diner and a spacious conservatory. To the first floor is the principal bedroom having been converted using two bedrooms, this could easily be converted back to a three bed home, with built in storage/wardrobe. Bedroom two is a double and the modern shower room with walk in shower enclosure completes this floor. To the front is a large gravelled area which has potential for additional driveway parking, side enclosed courtyard and to the rear there is space for one vehicle to park. uPVC Double Glazing and Gas Central Heating.

VIDEO TOUR -TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hallway through the uPVC door, with built in under stairs storage cupboard, carpet painted décor and stairs rising to the first floor landing having loft access.

KITCHEN

13'2" x 9'7" (4.02 x 2.93)

The kitchen has a range of drawers, wall and base units with a complimentary laminated worktop incorporating a sink with mixer tap. space and plumbing for a washing machine and tumble dryer, space for a tall fridge freezer, range oven, storage, radiator uPVC window and uPVC side door.

LOUNGE DINER

20'0" x 10'8" (6.11 x 3.27)

The lounge diner has carpet, radiator, painted décor, uPVC window and uPVC sliding doors into the conservatory.

CONSERVATORY

16'1" x 10'6" (4.91 x 3.21)

The spacious brick built conservatory has carpet, uPVC windows with views and uPVC side door.

BEDROOM ONE

19'11" x 11'2" (6.08 x 3.41)

This spacious principal bedroom has been made from converting two bedrooms but could easily be converted back to a three bed, with carpet, painted décor, radiator, built in storage cupboard/wardrobe and uPVC window.

BEDROOM TWO

13'9" x 8'7" (4.21 x 2.64)

This double bedroom to the rear aspect has views, carpet, painted décor, radiator and lovely views out of the uPVC window.

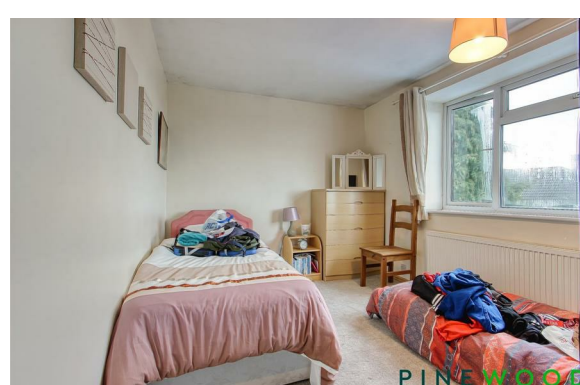
SHOWER ROOM

8'3" x 6'0" (2.53 x 1.83)

The part tiled shower room has a white suite comprising a walk in shower enclosure, cistern w.c and a ceramic sink set into a vanity unit with chrome mixer tap. With wall mounted chrome towel radiator, inset spotlights, and uPVC frosted window.

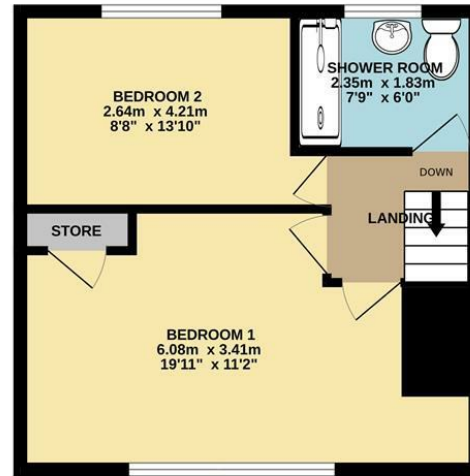
OUTSIDE

To the front is a large gravelled area which could potential be converted to driveway parking, to the side is an enclosed courtyard area and to the rear is space for parking a vehicle.



GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.

1ST FLOOR
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 85.3 sq.m. (918 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 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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GENERAL INFORMATION

Tenure Freehold
Gas Central Heating
uPVC Double Glazed Windows and Doors
EPC Rating TBC
Gross Internal Floor Area: 917.00 SQ FT / 85.2 SQ M
Council Tax Band: A
Loft

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

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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PINEWOOD

