



Hartington Road, Spital, Chesterfield, Derbyshire S41 0HE

2 1 2 EPC E

£145,000

PINEWOOD



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£145,000

**2 bedrooms
1 bathroom
2 receptions**

- Perfect For First Time Buyers - Ideal For Investors - Potential 6.6% gross Yield - Scope For Renovation
 - Two Double Bedrooms - Accommodation Set over Three Floors
 - Cul De Sac in a Sought After Suburb of Chesterfield
 - Large Basement Workshop/Store
 - Walking Distance to the Train Station, Village of Hasland and the Town of Chesterfield
 - Easy Access to the M1 Motorway and Main Commuter Routes
 - Close to the Royal Hospital
 - Kitchen Diner with Potential for Extending into the Workshop Area and Out into the Garden
 - Fully Enclosed Perfectly Manicure Well Stocked and Maintained Garden with Patio, Lawn and Shed
 - Electric Heaters - uPVC Double Glazing - Council Tax Band A - EPC Rating E



This well-maintained Two bedroom terraced house is located on a cul de sac in the sought-after area of Spital in Chesterfield, It presents an excellent opportunity for homeownership or rental investment.

The property spans three floors, with a well-designed layout. On the ground floor, you'll find an inviting entrance hallway leading to a bright and spacious living room, or through to the dining room.

From the living room access can be gained downstairs to the spacious kitchen and workshop/store. from the kitchen, access can be gained to the rear garden.

Heading to the first floor, there are two comfortable bedrooms, offering versatility to accommodate families, couples, or individuals. The bedrooms are tastefully designed to create restful spaces for a good night's sleep. Adjacent to the bedrooms is the family bathroom, featuring contemporary fixtures, white suite and a bathtub/shower combination for relaxation.

One of the highlights of this property is the presence of a private garden area at the rear. This space provides opportunities for outdoor activities, gardening, or simply enjoying the fresh air. The property has new Climastar heating. To the front of the property is on street parking.

Conveniently located in the S41 0HE postal area, the property enjoys easy access to a range of local amenities, including shops, schools, parks, and public transportation options. The vibrant town centre of Chesterfield, with its array of retail and dining choices, is within reach.

ENTRANCE HALL

The property is entered through the uPVC door with access to the sitting/dining room and lounge. Stairs rise to the first floor landing.

LOUNGE

12'7" x 11'10" (3.84 x 3.62)

The lounge has uPVC window overlooking the garden,

SITTING/DINING ROOM

12'4" x 8'1" (3.77 x 2.47)

This reception room on ground floor could be used for a varied of uses.

KITCHEN DINER

12'11" x 11'10" (3.94 x 3.63)

Located on the basement floor with access to the workshop and rear garden.

WORKSHOP/STORE

12'0" x 10'6" (3.67 x 3.21)

The workshop/store is located on the basement floor,

BEDROOM ONE

12'10" x 11'10" (3.93 x 3.61)

This is a double bedroom to the rear elevation with views over the rear garden. Built in storage cupboard.

BEDROOM TWO

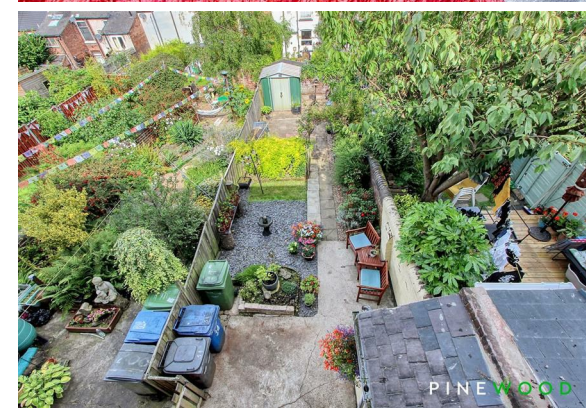
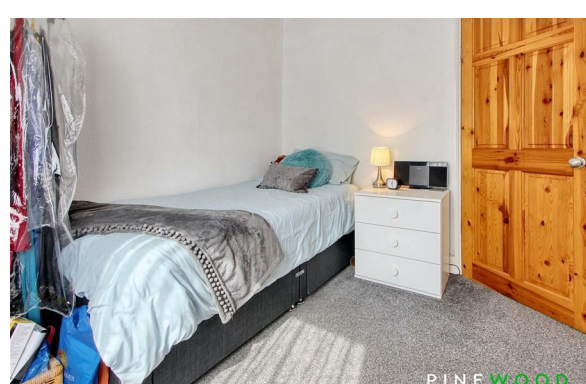
9'6" x 9'4" (2.91 x 2.86)

This is a double bedroom to the front elevation.

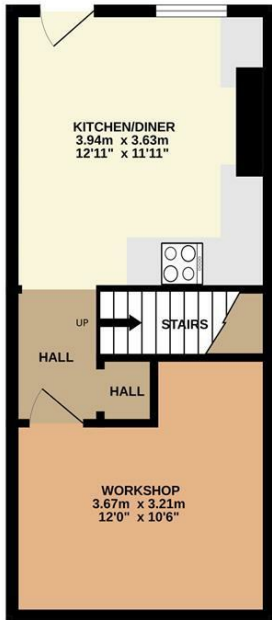
BATHROOM

12'4" x 5'10" (3.77 x 1.79)

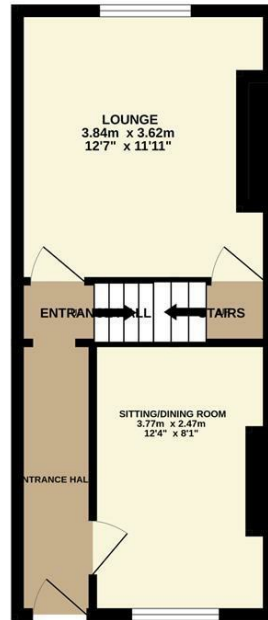
The bathroom is on the first floor with a white suite and shower over bath.



BASEMENT FLOOR
30.7 sq.m. (331 sq.ft.) approx.



GROUND FLOOR
29.5 sq.m. (318 sq.ft.) approx.



1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA : 95.2 sq.m. (1025 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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OUTSIDE

On street parking is available directly outside the property. Top the rear is a landscaped and fully enclosed well stocked garden with patio, astro turf lawn, pagoda, patio and space for a shed and outside lockable brick built store 6ft x 9ft

GENERAL INFORMATION

Total Floor Area: 1025.00 sq ft / 95.2 sq m

Tenure: Freehold

Council Tax Band A

EPC Rating E

Electric Heating

uPVC Double Glazed Windows - New Roof Fitted April 2024

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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