Prospect Road, Pilsley, Chesterfield, Derbyshire S45 8EY

2 1 2 EPC D

£110,000

PINEWOOD

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Pilsley
Chesterfield
Derbyshire
S45 8EY

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2 bedrooms
1 bathrooms
2 receptions

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYERS OR INVESTORS (POSS 7.9% GROSS YIELD)
- TWO DOUBLE BEDROOMS - ONE WITH BUILT IN WARDROBE/STORAGE
- TWO RECEPTION ROOMS
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR OPEN PLAN TO THE DINING/RECEPTION ROOM
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- REAR ENCLOSED COURTYARD
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - EPC RATED D - READY TO LET WITH EICR
- SITUATED IN THE HEART OF THE VILLAGE - CLOSE TO SCHOOLS AND AMENITIES
- EASY ACCESS TO THE M1 MOTORWAY AND COMUTER ROUTES
- SHORT WALK TO THE FIVE PITS TRAIL

NO CHAIN – IDEAL FOR INVESTORS OR FIRST-TIME BUYERS

Offered for sale with no upward chain, this well-presented two-bedroom mid-terrace home offers 793 sq. ft. of well-proportioned accommodation, situated in the heart of the village of Pilsley, perfect for first-time buyers or investors with a potential 7.9% gross yield.

The two reception rooms provide flexible living space, while the modern kitchen, featuring an integrated oven, hob, and extractor, is open plan to the dining/reception room and includes space/plumbing for a washing machine and plenty of space for a fridge freezer.

Upstairs are two well presented double bedrooms, one benefitting form a built in wardrobe/store, The contemporary bathroom includes a white suite with a shower over the bath.

To the rear, an enclosed courtyard offers a low-maintenance outdoor space. The property further benefits from gas central heating and uPVC double glazing.

Positioned within Council Tax Band A and rated EPC D, this home is conveniently located close to schools, amenities, and transport links, with easy access to the M1 motorway and commuter routes. The Five Pits Trail is also just a short walk away, perfect for outdoor enthusiasts.

READY TO LET WITH EICR

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

Please call PINEWOOD PROPERTIES to arrange your viewing!

LOUNGE
11'11" x 11'9" (3.65 x 3.60)
A uPVC double glazed entrance door opens into the lounge being a good sized front facing reception room, spanning the full width of the property, having a feature fireplace with wooden surround, marble inset, hearth and pebble bed electric fire. Built-in cupboard to the alcove.

DINING ROOM/RECEPTION
11'11" x 11'11" (3.65 x 3.64)
A second good sized reception room, spanning the full width of the property and having a uPVC window overlooking the rear of the property. A door gives access to a built-in under stair store. An opening leads through into the ...

KITCHEN
16'5" x 8'6" (5.02 x 2.60)
Partially tiled and fitted with a stylish range of light oak-effect wall, drawer, and base units, complemented by sleek work surfaces. The kitchen features an inset stainless steel single drainer sink with a mixer tap, an integrated electric oven, and a four-ring gas hob with an extractor hood above. Space and plumbing are provided for a washing machine, along with ample space for a fridge/freezer. Finished with durable vinyl flooring, the room benefits from a uPVC double-glazed door leading to the rear of the property.

BEDROOM ONE
11'11" x 11'9" (3.65 x 3.60)
A good sized front facing double bedroom, spanning the full width of the property and having a built-in over stair storage cupboard/wardrobe, with carpet, radiator, painted décor and uPVC window.

BEDROOM TWO
11'11" x9'10" 209'11" (3.65 x3 64)
A second good sized double bedroom with a uPVC window overlooking the rear of the property, with carpet, radiator and a door gives access into the bathroom

BATHROOM

8'10" x 5'9" (2.70 x 1.76)

Partially tiled and fitted with a modern white three-piece suite, including a panelled bath with a glass shower screen and bath/shower mixer taps, a pedestal wash hand basin, and a low-flush WC. The bathroom is finished with vinyl flooring, neutral painted décor, a radiator, and a uPVC frosted window for privacy.

EXTERNAL

To the front of the property there is a walled forecourt garden and steps leading up to the front entrance door. The enclosed rear couryyard comprises of a paved patio with gravel borders, and there is a raised bed with decorative plum slate.

GENERAL INFORMATION

Gas central heating (Ideal Logic Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 73.7 sq.m./ 793 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

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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