



Park Street, Chesterfield, Derbyshire S40 2HD

2 1 2 EPC D

£100,000

PINEWOOD





# Park Street

## Chesterfield

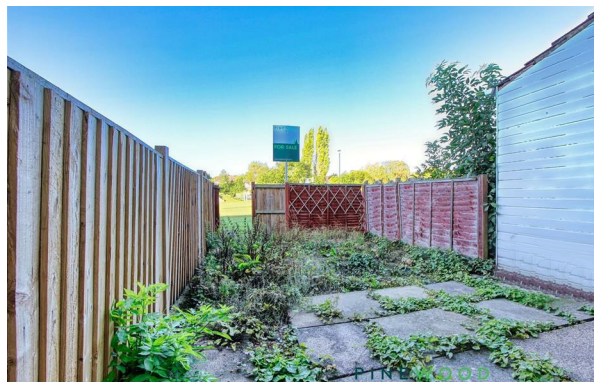
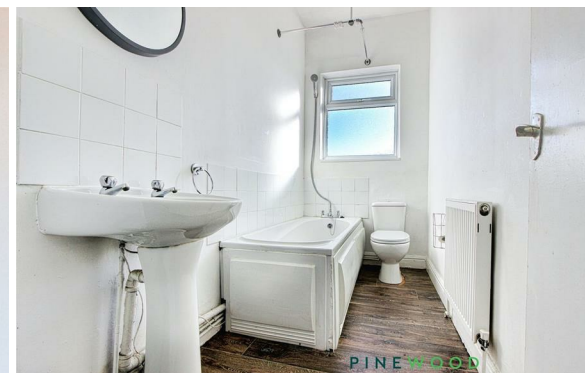
### Derbyshire

#### S40 2HD

# £100,000

**2 bedrooms**  
**1 bathroom**  
**2 receptions**

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYER OR INVESTOR - POSS 8.0% GROSS YIELD
- CUL DE SAC LOCATION - CLOSE TO TOWN CENTRE/BUS ROUTES , MAIN COMMUTER ROUTES AND M1 MOTORWAY ACCESS
  - NEAR TO A COMMUNAL CAR PARKING AREA
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING - FREEHOLD - COUNCIL TAX BAND A
  - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
  - ONE DOUBLE AND ONE SINGLE BEDROOM WITH BUILT IN STORAGE CUPBOARD
  - NEUTRAL CARPETS AND NEW NEUTRAL DECOR THROUGHOUT
    - VIEWS ACROSS PARK TO THE REAR
  - SPACIOUS DINING KITCHEN WITH PANTRY/BUILT IN STORE
    - SOUTH WEST FACING REAR ENCLOSED COURTYARD







NO CHAIN\*\*CUL DE SAC LOCATION\*\*VIEWS TOWARDS THE PARK\* NEW DECOR THROUGHOUT\*

IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.....This is a two bed (one double and one single) mid terraced property in a cul de sac location with views across the park. Close to the local amenities and close to the town centre, main commuter/bus routes and M1 motorway.

The property downstairs has a modern dining kitchen with pantry and lounge with uPVC door leading to the rear enclosed courtyard with direct access to the park at the rear.

To the first floor is a modern bathroom with white suite and shower over bath, a single bedroom with built in storage cupboard and a double bedroom with views across the park. To the front is a courtyard with store and to the rear is a south facing fully enclosed courtyard. Nearby is a communal car parking area. With uPVC Double Glazing and Gas Central Heating.

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

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#### **KITCHEN DINER**

15'9" x 10'7" (4.81 x 3.23)

A kitchen/diner featuring a uPVC entrance door and uPVC window allowing plenty of natural light. Fitted with a range of wall and base units with laminated work surfaces, drawers, and a built-in pantry/store for additional storage. The room is finished with wood-effect vinyl flooring, a radiator, and freshly painted décor, creating a functional space ideal for everyday living and dining.

#### **LOUNGE**

12'1" x 10'7" (3.69 x 3.23)

A comfortable reception room with newly painted décor and fitted carpet, featuring a uPVC window for natural light and a radiator. A uPVC door provides direct access to the rear courtyard, making this a bright and practical living space.

#### **BEDROOM ONE**

11'11" x 10'8" (3.65 x 3.27)

A bright and comfortable double bedroom located at the rear of the property, featuring freshly painted décor, a modern radiator, and a UPVC window that frames pleasant views over the park. Carpeted flooring adds warmth and comfort, making this a relaxing space to unwind.

#### **BEDROOM TWO**

13'1" x 5'7" (3.99 x 1.72)

A single bedroom situated at the front of the property, featuring freshly painted décor, carpeted flooring, a radiator, and a UPVC window. The room also benefits from a built-in storage cupboard, providing convenient space for personal belongings.

#### **BATHROOM**

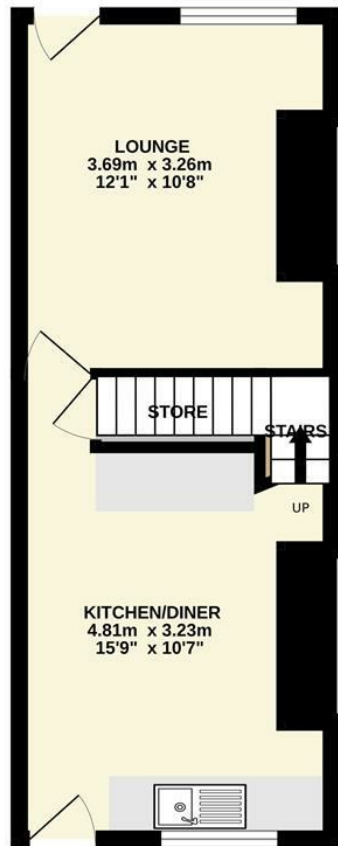
10'0" x 4'6" (3.05 x 1.39)

A bright and airy bathroom fitted with a three-piece suite comprising a panelled bath with overhead shower, pedestal wash hand basin, and low-flush WC. The room is finished with part-tiled splashbacks, frosted window providing natural light and privacy, and a wall-mounted radiator. The space is enhanced by modern flooring and a neutral décor, creating a fresh and practical environment.

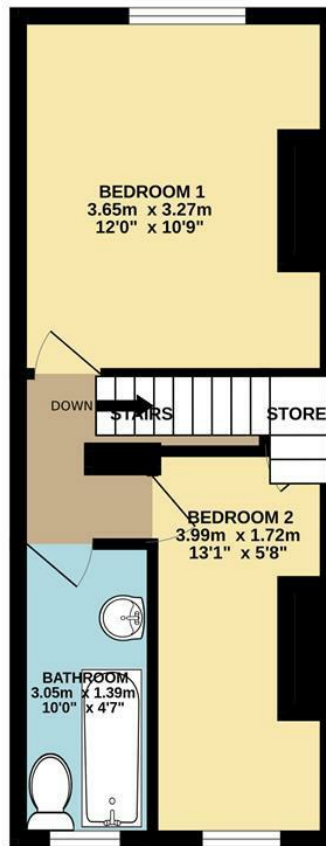
#### **EXTERIOR**

To the front of the property, there is a courtyard with a useful store. At the rear, an south west facing enclosed courtyard offers direct access to the park, creating a perfect blend of outdoor convenience and recreational space.

GROUND FLOOR  
25.9 sq.m. (278 sq.ft.) approx.



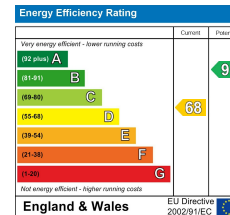
1ST FLOOR  
26.1 sq.m. (281 sq.ft.) approx.



TOTAL FLOOR AREA: 51.9 sq.m. (559 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.

Made with Metropix 6/2025



**GENERAL INFORMATION**  
EPC Rated D  
Tenure - Freehold  
uPVC Double Glazing  
Gas Central Heating - Combi Boiler  
Council Tax Band A  
Total Floor Area 559.00 sq ft / 51.9 sq m

#### 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.

#### MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

#### 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.

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