



254 Hady Hill, Hady, Chesterfield, Derbyshire, S41 0BJ

Offers Around £215,000

- Detached Dormer Bungalow
- Kitchen Diner
- Driveway & Garage
- Convenient Location
- THREE Bedrooms
- Enclosed Garden
- Lounge
- Bathroom
- NO CHAIN!

254 Hady Hill, Chesterfield S41 0BJ

We are acting in the sale of the above property and have received an offer of £215,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes

Located on the popular Hady Hill in Chesterfield, is this delightful Dormer Bungalow, which offers excellent potential with general improvements. Spanning an impressive 1,502 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The accommodation comprises of: entrance hall, front facing lounge, fitted kitchen diner, two ground floor bedrooms and shower room and to the first floor, is the master bedroom and bathroom. Outside with front parking area and a driveway leading to the detached garage and also an enclosed rear garden.

This bungalow is conveniently placed for nearby & local amenities, which includes the Royal Hospital, junior schools, easy access in to the town centre and nearby train station and also major road links, with the M1 J29 only a short driving distance.

Offered For Sale with NO Upward Chain and viewing is by appointment only!

Total Floor Area: 139.5 Sq.M / 1502 Sq.Ft



Council Tax Band: C



Entrance Hall

Lounge

13'5" x 11'11"

Kitchen/Dining Room

19'7" x 14'7"

Bedroom

11'11" x 11'11"

Bedroom

12'3" x 10'1"

Shower Room

8'11" x 5'1"

First Floor

Bedroom

16'3" x 11'11"

Bathroom

11'11" x 11'6"

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.





Directions

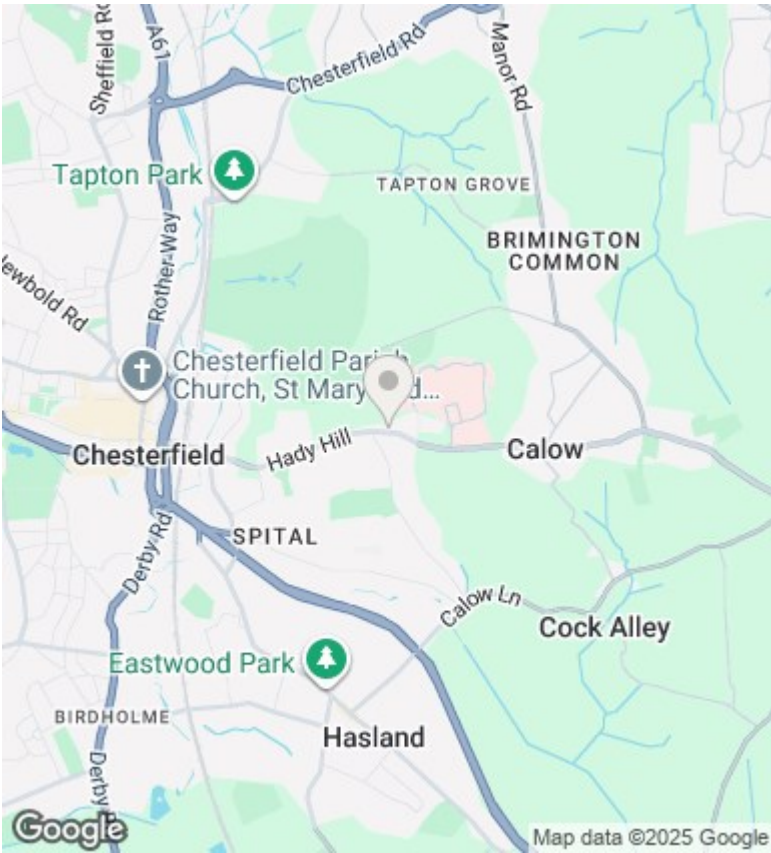
Unit 11, The Glass Yard Sheffield Road, Chesterfield, Derbyshire, S41 8JY
01246 275 559

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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