



34 Smithfield Avenue,
Hasland, S41 0PS

OFFERS IN THE REGION OF

£119,950



WILKINS VARDY

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EXTENDED SEMI DETACHED BUNGALOW - GOOD SIZED PLOT WITH OFF STREET PARKING - MODERN WET ROOM SHOWER ROOM

A rare opportunity to purchase a well appointed bungalow at an affordable price within this popular residential area, close to Hasland Village and Eastwood Park. The property has been well planned and offers a modern wet room shower room, a good sized bedroom with fitted wardrobe, lounge and separate dining kitchen with utility room and storage areas. The property also boasts off street parking and a good sized enclosed east facing rear garden making this an ideal retirement home.

Smithfield Avenue is conveniently situated for the nearby village amenities in Hasland, and also within easy access to a range of good transport links into the Town Centre.

- Affordable & Extended Semi Detached Bungalow
- Triple Aspect Dining Kitchen with Modern White Base Units
- Good Sized Double Bedroom with Built-in Wardrobes
- Mature Enclosed East Facing Rear Garden with Timber Framed Workshop
- NO UPWARD CHAIN
- Good Sized Living Room with Store off
- Separate Utility Room
- Off Street Parking
- Close to Hasland Village
- EPC Rating: D

General

Gas central heating (Vaillant Ecotec Pro 24 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 46.4 sq.m./500 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

A uPVC double glazed side entrance door opens into an ...

Entrance Hall

Shower Room

Being fully tiled and having a shower area with half height folding shower doors and a mixer shower, wash hand basin and a low flush WC.

Waterproof flooring.

Loft access hatch

Bedroom

12'2" x 9'4" (3.71m x 2.84m)

A front facing double bedroom with built-in wardrobes.

Living Room

15'3" x 11'0" (4.65m x 3.35m)

A good sized rear facing reception room having a built-in wall cupboard.

A glazed sliding door gives access to a useful storage area which houses the gas and electric meters, and also has an original cold slab.

A further door gives access into a ...

Utility Room

Having space and plumbing for a washing machine, and space for a fridge/freezer.

This room also houses the gas boiler.

Dining Kitchen

13'11" x 8'10" (4.24m x 2.69m)

A triple aspect room, being part tiled and fitted with a range of white base and drawer units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless sink with mixer tap.

Space is provided for a freestanding cooker with fitted extractor hood over.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

Outside

A concrete driveway to the front of the property provides off road parking.

A gate gives access down the side of the property, to a further gate which opens to the east facing rear garden where there is a concrete hardstanding area and a lawn with central path. A further gate at the top of the garden gives access to a timber framed workshop which has a work bench, light and power.



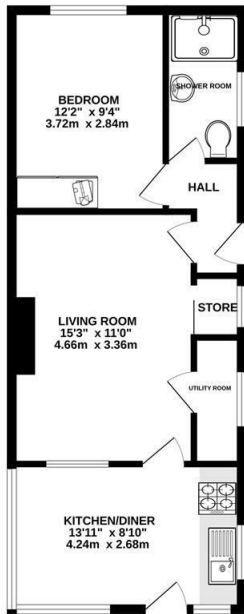
sprift
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

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

We are informed by the vendor that, at the time of our inspection, the central heating system, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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wilkins-varDY.co.uk