



15 St. Leonards Drive,
Hasland, S41 0SA

OFFERS IN THE REGION OF

£179,950

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WILKINS VARDY

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WELL PROPORTIONED VICTORIAN SEMI - SUPERB PLOT WITH LARGE GARDENS TO FRONT AND REAR - TUCKED AWAY YET CONVENIENT LOCATION

Tucked away in a secluded part just off the bottom of Hasland Road, this well proportioned Victorian semi detached house contains two large reception rooms, the dining room having a multi-fuel stove, two spacious double bedrooms, both having fitted storage and a modern kitchen and 4-piece family bathroom. One of the main features of this property is its fantastic plot, with generously proportioned gardens to the front and rear, a feature rarely found with this size of property in proximity to Hasland Village.

Whilst the property is tucked away, it is certainly convenient for the amenities in Hasland Village and for access to the Town Centre and Train Station. Access onto the M1 Motorway is extremely easy via the nearby A617.

- Well Proportioned Semi Detached House on Outskirts of Town Centre
- Dual Aspect Kitchen with Integrated Oven and Hob
- Two Good Sized Reception Rooms
- Two Good Sized Double Bedrooms
- 4-Piece Family Bathroom
- Generous Mature Gardens to the Front and Rear
- Convenient & Popular Location with easy access to the M1 Motorway
- EPC Rating: TBC

General

Gas central heating (Worcester Bosch Boiler - Installed in April 2021)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 85.2 sq.m./917 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Sitting Room

14'1 x 11'10 (4.29m x 3.61m)

A good sized front facing reception room having downlighting, and a feature fireplace with inset coal effect gas fire.

Centre Lobby

Having a door to a useful built-in under stair store.

Living/Dining Room

14'1 x 13'0 (4.29m x 3.96m)

A spacious rear facing reception room, fitted with hardwood flooring and having a feature fireplace with multi-fuel stove sat on a tiled hearth.

A door gives access to a staircase which rises to the first floor accommodation.

Kitchen

11'6 x 7'1 (3.51m x 2.16m)

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

Inset single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for a dishwasher, and there is also space for an under counter fridge.

Tiled floor.

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

On the First Floor

Landing

Bedroom One

14'1 x 11'10 (4.29m x 3.61m)

A spacious double bedroom having two windows overlooking the front of the property.

A door gives access to a built-in over stairs storage cupboard.

Bedroom Two

13'0 x 11'2 (3.96m x 3.40m)

A good sized rear facing double bedroom having a range of fitted wardrobes with sliding doors.

Family Bathroom

A good sized bathroom, fitted with a white 4-piece suite comprising of a panelled corner bath with tiled splashback, fully tiled corner shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback, and a low flush WC.

Vinyl flooring.

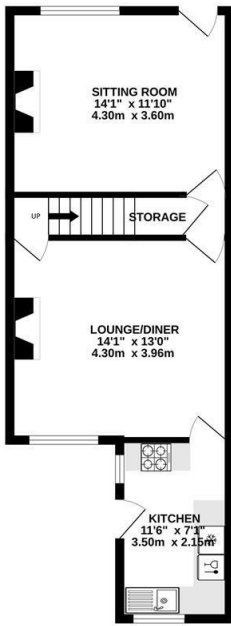
Outside

Shared steps to the front of the property leads to a path which gives access to the front entrance door. There is also a lawned garden with a planted side border of shrubs.

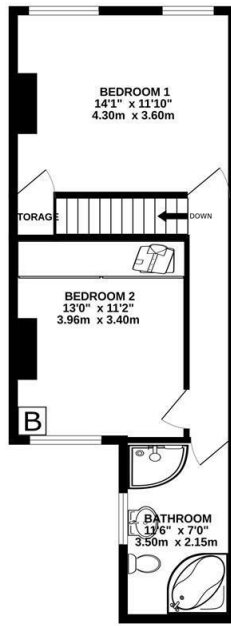
To the rear of the property there is a decorative gravel bed and an attached brick built outbuilding which has light, power, and space and plumbing for a washing machine. Beyond here there is a decked seating area with summerhouse, and a tiered lawned garden.



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.

While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown here may be 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			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(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

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RICS

Relocation agent network

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, gas fire, log burner, kitchen appliances, 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.

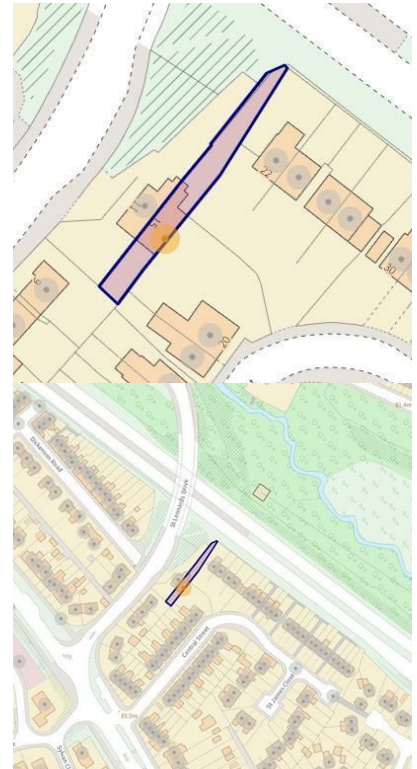
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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