



28 Harehill Road,  
Grangewood, S40 2NG

GUIDE PRICE

£99,950

W  
WILKINS VARDY

GUIDE PRICE

£99,950

\*\*\*\*\*GUIDE PRICE £110,000 TO  
£115,000\*\*\*\*\*

SPACIOUS FIRST FLOOR FLAT - CLOSE TO AMENITIES & PARK - IDEAL FIRST HOME  
OR INVESTMENT PROPERTY

This well appointed two double bedroomed first floor flat offers an impressive 943  
square feet of space with its own self contained entrance, a good sized living room,  
two generous bedrooms, a spacious dining kitchen and plenty of storage.

With plenty of green space nearby and playing fields within easy reach, this  
property is ideally located for accessing the town centre and for routes towards  
Dronfield and the M1.

- Ideal First Home or Investment
- First Floor Flat in 2 Storey  
Property Block
- Spacious Accommodation
- Two Large Double Bedrooms
- Good Sized Living Room
- Generous Dining Kitchen
- Plenty of Storage Space
- Self Contained Entrance
- Convenient Location
- EPC Rating: C

General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows  
Gross internal floor area - 87.7 sqm./943 sq.ft.  
Council Tax Band - A  
Tenure - Leasehold  
Secondary School Catchment Area - Parkside Community School  
EPC Rating: C

On the Ground Floor

Entrance Hall  
Staircase to ...

On The First Floor

Landing  
with door leading to ...

Inner Hall  
Having built-in three built-in storage cupboards.

Lounge  
12'10x11'8 (3.91mx3.56m)  
Being a dual aspect room.

Kitchen  
12'10x12'7 (3.91mx3.84m)  
Having a fitted range of white wall and base units with complementary  
work surfaces over.  
One bowl stainless steel sink with mixer tap.  
Space and plumbing for an automatic washing machine.  
Space for a cooker, space for a tumble drier and space for a freestanding  
fridge and freezer.  
Vinyl flooring.  
Part tiled walls.  
Built-in airing cupboard housing the Worcester Greenstar Combi boiler.

Bedroom One  
13'2x12' (4.01mx3.66m)  
A good sized front facing double bedroom.

Bedroom Two  
11'11x10'10 (3.63mx3.30m)  
A second good sized front facing double bedroom currently used as the  
dining room.

Bathroom  
Having a panelled bath with mixer shower over, and pedestal wash hand  
basin.

Part tiled walls.  
Laminate flooring.

Separate W.C  
Being low flush.  
Laminate flooring.

Outside  
There are surrounding communal gardens and space for off street parking.  
The property also has access to two useful storage units.

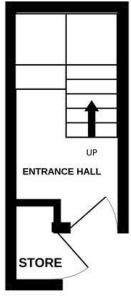
Lease Details  
The property is leasehold tenure, with an unexpired terms of 103 years.  
The annual ground rent is £10 per year and the annual service charge is  
£130 per year which covers building insurance and maintenance of the  
communal gardens.



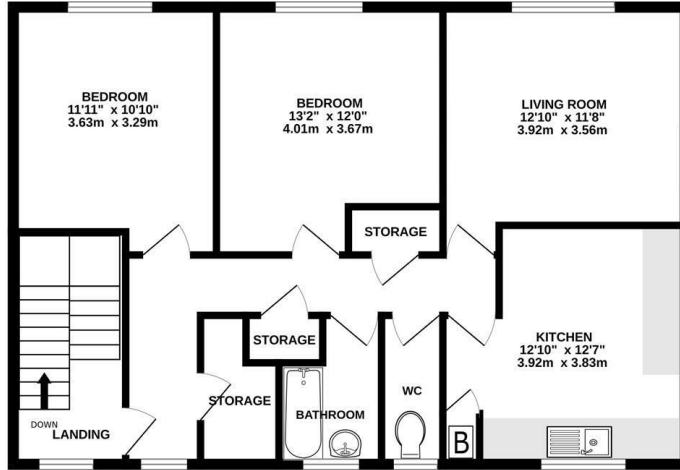




GROUND FLOOR  
77 sq.ft. (7.2 sq.m.) approx.



1ST FLOOR  
866 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.7 sq.m.) 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.  
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| 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 |         |           |
|   | 69      | 72        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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, 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.

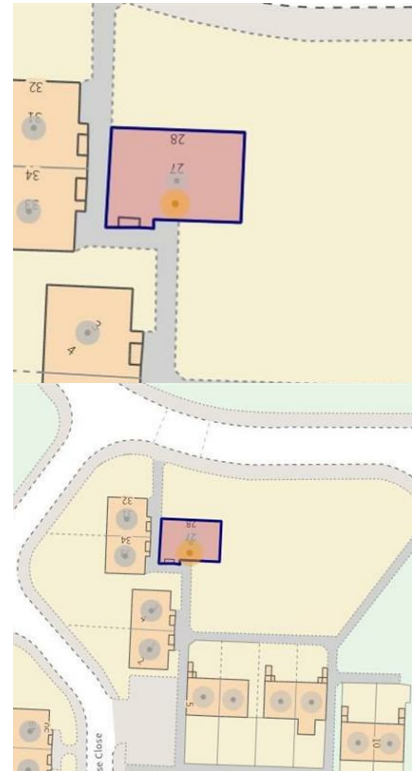
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community 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.



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

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