



60 Gallery Lane,
Holymoorside, S42 7ES

OFFERS IN THE REGION OF

£185,000

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WILKINS VARDY

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£185,000

SOUGHT AFTER VILLAGE LOCATION - TWO GOOD SIZED BEDROOMS - POTENTIAL TO IMPROVE & ADD VALUE

Nestled in the charming village of Holymoorside, this delightful end terraced house from the 1950s offers a perfect blend of comfort and potential. Boasting a generous reception room, two good sized double bedrooms, and a well-appointed kitchen with side hall off with useful utility room, this property is ideal for those seeking their first home or looking to downsize.

Although the house requires some cosmetic touch-ups, it is brimming with possibilities for those with a vision. The property's charm combined with the scope for modern enhancements makes it an exciting project for anyone with a creative eye.

Situated in an idyllic semi-rural setting, the south-west facing garden provides a tranquil retreat, with the added bonus of backing onto picturesque farmland. The sought-after village of Holymoorside offers a peaceful lifestyle with excellent amenities and schools within easy reach, making it an ideal location for families or those looking to enjoy a serene village life.

- End Terrace House with Huge Potential in Sought After Village Location
- Spacious Dual Aspect Lounge/Diner
- Full Depth Side Passageway with doors to Front & Rear and having a Utility Room off
- Bathroom/WC
- South Facing Tiered Rear Garden backing onto Open Farmland
- NO UPWARD CHAIN
- Good Sized Kitchen
- Two Good Sized Double Bedrooms
- Some Cosmetic Upgrading/Modernisation Required
- EPC Rating: D

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 74.3 sq.m./800 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Entrance Hall

Having a built-in cupboard. A staircase rises to the First Floor accommodation.

Lounge/Diner

19'2 x 10'8 (5.84m x 3.25m)

A spacious dual aspect reception room having a feature stone fireplace with an inset electric fire.

Kitchen

12'8 x 7'10 (3.86m x 2.39m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Single drainer stainless steel sink.

Integrated fridge.

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

Walk-in under stair pantry.

Serving hatch through to Lounge/Diner

Tiled floor.

Side Entrance Hall/Passageway

Spanning the full depth of the property and having uPVC double glazed doors to the front and rear, and a useful storage area.

A further door opens to a ...

Utility Room

7'1 x 6'3 (2.16m x 1.91m)

Having a single drainer stainless steel sink.

Space and plumbing is provided for a washing machine.

There is also a low flush WC.

On the First Floor

Landing

With loft access hatch and a built-in storage cupboard.

Bedroom One

14'6 x 9'5 (4.42m x 2.87m)

A front facing double bedroom having two built-in wardrobes with sliding doors, central drawer unit and overhead storage.

Built-in over stair store cupboard.

Bedroom Two

10'4 x 9'7 (3.15m x 2.92m)

A rear facing double bedroom having a built-in airing cupboard housing the gas boiler.

Bathroom


Being fully tiled and fitted with a 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Outside

To the front of the property there is a lawned garden with well stocked borders of flowers, plants and shrubs. A path leads up to the front entrance door and side passageway door. On street parking is available in the area.

To the rear of the property there is a south west facing tiered garden with steps up to a paved seating area and a lawn, which backs onto open farmland.




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.

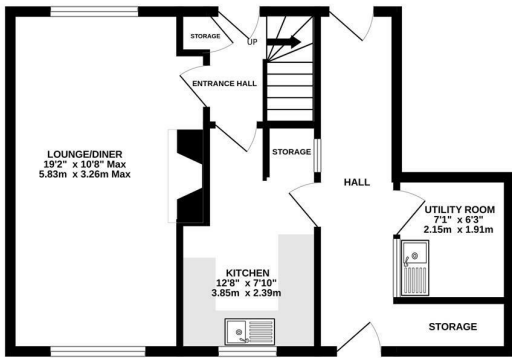
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

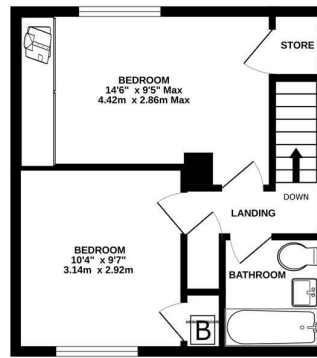
| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| 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 |

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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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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.

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, electric fire, kitchen appliance, 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 finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield 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 Consultant.



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