



Apartment 5, The Old School House, New Road,
Holymoorside, S42 7DJ

OFFERS IN THE REGION OF

£249,950

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WILKINS VARDY

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SUPERB DUPLEX APARTMENT - SOUGHT AFTER VILLAGE LOCATION - OFF STREET PARKING

This superb three bedroomed apartment offers 917 sq. ft. of generously proportioned and immaculately presented accommodation including a fantastic open plan living kitchen which includes contemporary styling and a range of integrated appliances, a modern shower room and three cosy bedrooms, offering plenty of space for a young couple or someone looking to downsize. The property also boasts its own private garden and car standing space.

The property is delightfully situated in this well regarded village, conveniently positioned for access into the Town Centre and for routes towards Sheffield and the Peak District. Don't miss the opportunity to make this wonderful property your new home in the heart of Holymoorside!

- Generously Proportioned Duplex Apartment
- Modern Open Plan Kitchen/Living Room with Feature Arched Windows
- Three Bedrooms
- Modern Shower Room
- Allocated Parking Space & Private Paved Garden
- Sought After Village Location
- Brookfield School Catchment
- EPC Rating: C

General

Gas central heating (Ideal Vogue Combi Boiler)
Sealed unit double glazed windows and doors
Gross internal floor area - 85.1 s.qm./917 sq.ft.
Council Tax Band - B
Tenure - Leasehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A wooden framed and glazed side door opens into a

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Bedroom Two

10'10 x 9'9 (3.30m x 2.97m)

A good sized double bedroom with downlighting and a window to the side elevation.

Bedroom One

14'2 x 11'1 (4.32m x 3.38m)

A spacious double bedroom with downlighting and having a window to the side elevation.

Shower Room

Being part tiled and fitted with a modern white suite comprising a walk-in shower enclosure with rainfall mixer shower, semi pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

On the First Floor

Open Plan Lounge/Kitchen

23'0 x 14'2 (7.01m x 4.32m)

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

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a washing machine, slimline dishwasher, fridge, freezer, microwave oven, electric oven and 4-ring gas hob with extractor over.

Laminate flooring.

A door from here gives access to the ...

Upper Entrance Hall

Having a built-in airing cupboard housing the gas boiler, and double doors opening to built-in storage. A further door gives access to a communal hallway.

Bedroom Three/Study

10'9 x 5'9 (3.28m x 1.75m)

A front facing single bedroom.

Outside

The property has two allocated parking spaces.

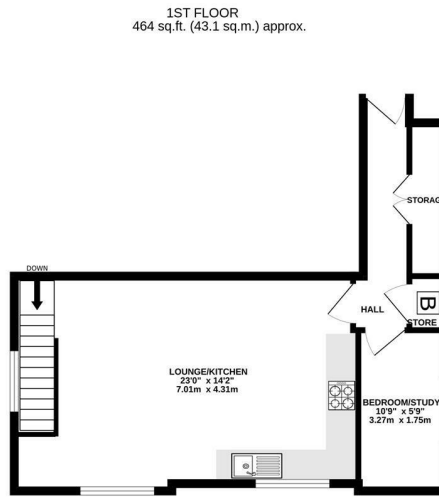
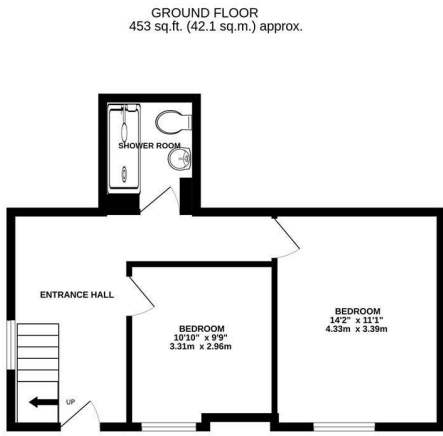
There is a side garden comprising of a paved patio with mature planted borders. A gate gives access to steps which leads to the front of the property and there is also a gate to the rear.

Leasehold Details

Lease Term - 205 Years from 09/07/2004

Ground Rent/Service Charge: £437 payable twice a year in February and August.





TOTAL FLOOR AREA: 917 sq.ft. (85.1 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		
England & Wales	75	77
	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, 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 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 Consultants.



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wilkins-varDY.co.uk