



53 Kent Street,  
Hasland, S41 0PJ

OFFERS IN THE REGION OF

£225,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £225,000

CHARACTERFUL TWO BED SEMI - STYLISH ACCOMMODATION - SOUTH FACING REAR GARDEN WITH VERSATILE OUTBUILDING

This superb two double bedroomed semi detached house has been refurbished to a high standard by its current owners to provide 961 sq. ft. of well appointed accommodation. This property boasts two spacious reception rooms, both with feature fireplaces, two good sized double bedrooms, the master bedroom having an en suite WC, stylish 4-piece family bathroom and a fitted kitchen with French doors opening onto a low maintenance, landscaped south facing rear garden with versatile outbuilding which is currently used as a bar, but would be ideal for a home office /workshop.

Situated in this popular location, the property is well placed for Eastwood Park and the local amenities in Hasland Village, and is readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield, as well as the M1 Motorway J30.

- Superb Refurbished Semi Detached House
- Two Spacious Reception Rooms
- Fitted Kitchen with French doors opening onto the rear patio
- Two Good Sized Double Bedrooms, the Master Bedroom with En Suite WC
- Stylish 4-Piece Bathroom
- Popular & Convenient Location
- Fantastic Brick Built Outbuilding currently utilised as a Store & Bar
- Low Maintenance Gardens, the rear garden being South Facing
- EPC Rating: D

## General

Gas central heating (Glow Worm Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 89.3 sq.m./961 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A side entrance door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Dining Room

14'11 x 11'10 (4.55m x 3.61m)  
A good sized reception room, spanning the full width of the property and fitted with stone tiled flooring.  
This room has a feature brick fireplace with wood lintel and pellet stove sat on a tiled hearth.  
An opening leads through into the kitchen, and a further opening leads through into a ...

## Centre Lobby

Having a built-in under stair store with power. A door leads through into the ...

## Living Room

14'11 x 11'5 (4.55m x 3.48m)  
A second good sized reception room, being front facing and having a feature ornamental brick fireplace.  
There is fitted shelving and base cupboards to the alcoves.

## Kitchen

10'4 x 9'1 (3.15m x 2.77m)  
Fitted with open shelving and a range of cream shaker style wall, drawer and base units with complementary solid wood work surfaces and upstands.  
Inset single drainer ceramic sink with mixer tap.  
Integrated appliances to include a fridge and freezer.  
Space is provided for a range cooker having a fitted extractor hood over.  
Stone tiled floor.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

15'0 x 11'6 (4.57m x 3.51m)  
A spacious front facing double bedroom, spanning the full width of the property and having built-in wardrobes with sliding doors along one wall.

## Bedroom Two

11'11 x 11'6 (3.63m x 3.51m)  
A good sized rear facing double bedroom, having a built-in over stair store cupboard which houses the gas boiler.  
A door gives access to an ...

## En Suite WC

Being fully tiled and fitted with a white 2-piece suite comprising of a corner wash hand basin and a low flush WC.

## Superb Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising of a freestanding roll top bath, walk-in shower with mixer shower, vanity wash hand basin and a low flush WC.  
Tiled floor.

## Outside

There is a walled, low maintenance pebbled forecourt garden.

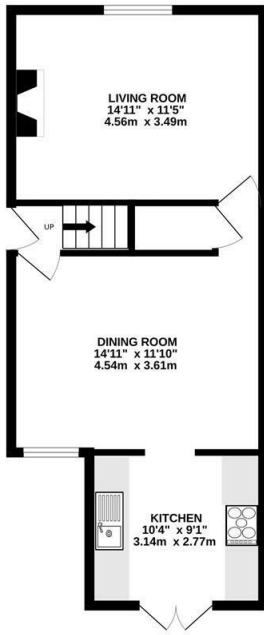
A path leads down the side of the property to the side entrance door and to the rear garden.

The enclosed, landscaped south facing rear garden is laid with Indian Stone paving, is part covered with a canopy and has a raised decorative pebbled side border. There is an attached brick built outbuilding accessed via a uPVC double glazed door which has a low flush WC, space and plumbing for a washing machine, light and power.

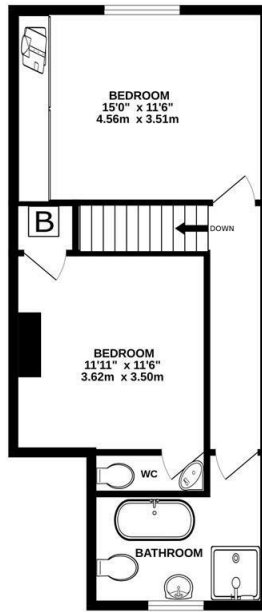
At the top of the garden there is a further brick built outbuilding which has a uPVC double glazed door opening into a store room, and uPVC double glazed French doors which open into a bar area, which has light and power. This area could be utilised as a home office or workshop.



GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide 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.  
Made with Letmapr 12/2014

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>82</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | 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) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |

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RICS

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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, pellet stove, 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 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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