



293 Hasland Road,  
Hasland, S41 0AA

OFFERS AROUND

£244,950

W  
WILKINS VARDY

OFFERS AROUND

# £244,950

ATTRACTIVE VICTORIAN VILLA - A HOME WITH HUGE POTENTIAL - SOUTH WEST FACING PLOT

Situated on Hasland Road, this attractive bay fronted Victorian villa is a true gem waiting to be discovered. Boasting a delightful blend of character and convenience, this semi-detached house offers two generous reception rooms, three large bedrooms, and a well-appointed re-fitted bathroom.

Dating back to the early 1900s, this property exudes timeless elegance with its classic architecture and generous floor area spanning 987 sq ft. The ample storage space ensures that clutter will never be an issue and offers further possibilities for the buyer with imagination. One of the standout features is the good-sized plot it sits on, providing off-street parking for one vehicle and a lovely enclosed south-west facing rear garden.

Conveniently located near Hasland village and Eastwood Park, this property offers not just a home, but a lifestyle. With its prime location, this house allows for easy access to local amenities, schools, and green spaces, making it an ideal choice for families or those seeking a peaceful retreat.

- Attractive Bay Fronted Victorian Villa
- Plenty Of Potential

Villa

- Three Good Sized Bedrooms
- Two Generous Reception Rooms and Lots of Storage Space
- Modern Shower Room
- Well Equipped Kitchen
- Off Street Parking
- Pleasant Enclosed South West Facing Rear Garden

## General

Gas central heating - Alpha InTec Combi Boiler  
uPVC sealed unit double glazed windows  
Gross internal floor area - 987 sq ft / 91.7 sq m  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy - Hasland Hall

## On the Ground Floor

### Entrance Hall

Having useful cupboard providing ample storage space.

### Living Room

13'5x11'7 (4.09mx3.53m)  
Having a fire recess with coal effect electric stove.  
Picture rail and bay window.

### Dining Room

12'x11'7 (3.66mx3.53m)  
Having a wooden fire surround incorporating an electric fire set on a marble hearth.  
Picture rail.  
Useful understair pantry cupboard.

### Kitchen

10'x7' (3.05mx2.13m)  
Fitted with a range of cream base and wall units together with complementary work surfaces over with tiled splashbacks.  
One bowl stainless steel sink with mixer tap.  
Space and plumbing is provided for an automatic washing machine.  
Space for a cooker and space for a fridge/freezer.  
Laminate flooring.  
A side door gives access out onto the rear patio.

## On the First Floor

### Landing

With double cupboard providing ample linen storage space.

### Bedroom One

15'x11'1 (4.57mx3.38m)  
A front facing double bedroom.  
Having an ornamental cast iron feature fireplace.  
Picture rail.

### Bedroom Two

12'x8'11 (3.66mx2.72m)  
A rear facing double bedroom.

### Bedroom Three

10'x7' (3.05mx2.13m)  
A rear facing bedroom.

### Fully Tiled Shower Room/W.C

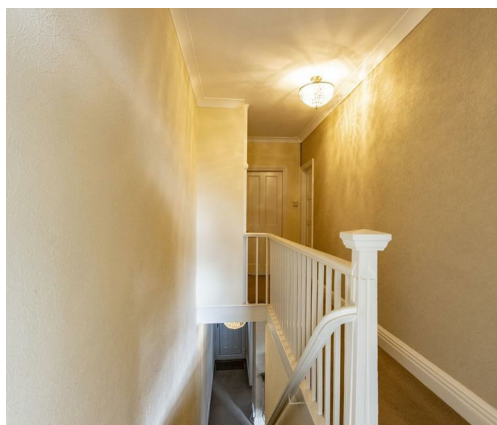
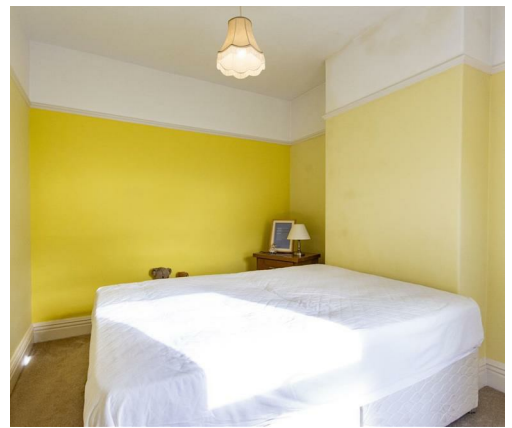
Having a white suite comprising vanity cupboard with inset wash hand basin and low flush w.c.  
Shower cubicle with mixer shower.  
Tiled floor and vertical ladder radiator.  
An access hatch leads into the loft storage space.

### Outside

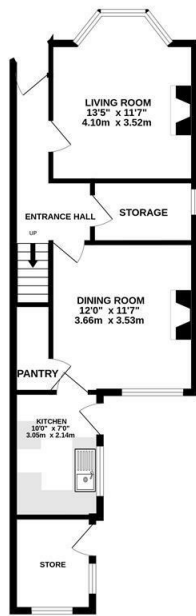
A concrete driveway provides Car Standing Space. A walled frontage with low maintenance decorative gravelled garden beyond.

To the rear is a south west facing garden with patio area, lawn and border section with mature shrubs.

A brick outhouse could be used as a utility room or potting shed and could be integrated within the main building (subject to the necessary approvals).



GROUND FLOOR  
529 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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 guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagen CAD2D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <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		
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, electric fires, 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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