

10 North View Street,  
Bolsover, S44 6JE

OFFERS AROUND

£120,000

W  
WILKINS VARDY

## OFFERS AROUND

# £120,000

DELIGHTFUL VICTORIAN TERRACE - PLEASANT POSITION ON NORTH VIEW STREET - GOOD SIZED SOUTH FACING GARDEN - MODERN INTEGRATED KITCHEN

Nestled on the charming North View Street, this attractive Victorian terraced house boasts 2 good sized bedrooms, 2 generous reception rooms and a fantastic integrated kitchen across 774 sq. ft, exuding character and warmth.

As you step inside, you'll be greeted by two generously sized reception rooms, perfect for entertaining guests or simply unwinding after a long day. The pleasant outlook to the front of the house adds to the overall appeal. One of the highlights of this property is the good-sized south-facing rear garden, ideal for enjoying a cup of tea or hosting a summer barbecue with friends and family.

Conveniently located close to Bolsover town and the historic Bolsover Castle, you'll have easy access to a range of amenities, shops, and cultural attractions. Junction 29A of the M1 is within easy reach to allow seamless travel further afield. Whether you're looking to explore the local history or simply enjoy a leisurely stroll in the town, this location offers the best of both worlds.

- Delightful Victorian Terrace
- Pleasant Outlook to The Front of The Property
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen with Integrated Appliances
- Two Generous Double Bedrooms
- Enclosed South Facing Rear Garden
- Close to Bolsover Town
- Viewing Recommended

### General

Gas central heating (Worcester Combi Boiler)

uPVC double glazed sealed windows

Gross internal floor area - 71.9 sq.m./774 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

### On the Ground Floor

#### Living Room

12'5" x 11'10" (3.81m x 3.61m)

With composite entrance door.

Having a feature brick exposed fireplace with tiled hearth, electric coal effect stove and wooden mantelpiece.

Coving to the ceiling.

#### Inner Hall

With built-in understairs store area.

#### Dining Room

13'1" x 11'10" (4.01m x 3.61m)

Having a decorative brick fireplace recess.

Coving to the ceiling.

Two walls have been freshly plastered waiting personal decoration.

#### Kitchen

8'11" x 6'11" (2.74m x 2.11m)

Fitted with a range of hi-gloss wall and base cupboards together with complementary work surfaces and tiled splashbacks.

Integrated appliances include:- electric oven, four ring hob with extractor hood over, microwave, fridge/freezer and washing machine.

1½ bowl stainless steel sink with mixer tap.

Tiled floor.

A side door gives access out onto the rear garden.

### On the First Floor

#### Landing

Ceiling hatch having pull down ladder giving access to the partially boarded loft storage space.

#### Bedroom One

12'2" x 11'10" (3.73m x 3.63m)

A front facing double bedroom with built-in over stair store cupboard.

#### Bedroom Two

13'1" x 8'5" (4.01m x 2.59m)

A rear facing double bedroom with built-in over stair store cupboard.

### Part Tiled Bathroom

Having a white three piece suite comprising panelled bath with mixer shower and glass splashscreen over, pedestal wash hand basin and low flush w.c.

### Outside

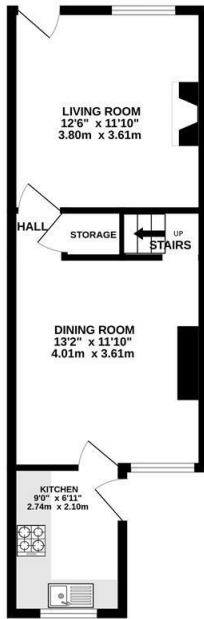
To the rear is a south facing low maintenance decorative garden with patio area and two mature conifer trees. Garden Shed. Brick outhouse with outside water tap.



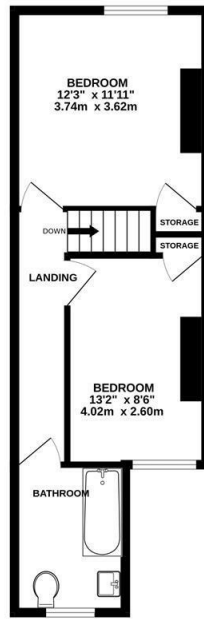




GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq ft. (71.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, 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 guidance 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) <b>A</b>		<b>87</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



### 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 fire, shower unit, plumbing installations, integrated appliances 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 Bolsover 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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