



24 Haslam Court,
Stonegravels S41 7NN

OFFERS IN THE REGION OF

£160,000



WILKINS VARDY

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£160,000

FIRST FLOOR COACH HOUSE APARTMENT - TWO BEDROOMS - SINGLE GARAGE - LOCATED ON OUTSKIRTS OF THE TOWN CENTRE

Whether you're a first-time buyer or someone looking to downsize, this apartment offers 586 sq.ft. of comfortable living space with a layout that maximises functionality and style. Providing neutrally presented and easily managed accommodation the property boasts an open plan kitchen/living room, two bedrooms and a bathroom. A further feature of this apartment is the single garage and car standing space.

Located on the outskirts of the Town Centre, the property is well placed for the local shops and amenities on Sheffield Road, and readily accessible for the Train Station and for transport links towards Dronfield, Sheffield and the M1 Motorway.

- First Floor Coach House
- Open Plan Kitchen/Living Room
- Apartment with its own Ground Floor Entrance Door
- Two Bedrooms
- Bathroom/WC
- Single Garage & Car Standing Space
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows (except Velux windows which are wooden framed double glazed)
Gross internal floor area - 54.5 sq.m./586 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A front entrance door opens into an ...

Entrance Hall

With staircase rising to the apartment.

On the First Floor

Landing

Having a built-in cupboard housing the gas boiler.

Open Plan Kitchen/Living Room

18'2 x 14'7 (5.54m x 4.45m)
A spacious front facing room, accessed via double doors from the landing, fitted with a range of wall, drawer and base units having complementary work surfaces with tiled splashbacks.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.
Vinyl flooring to the kitchen area and carpet to the living area.

Bedroom One

10'2 x 9'5 (3.10m x 2.87m)
A front facing double bedroom having a built-in double wardrobe.

Bedroom Two

8'3 x 8'0 (2.51m x 2.44m)
A rear facing single bedroom having a Velux window, and currently used as a dressing room.

Bathroom

Fitted with a white 3-piece suite comprising of a panelled bath with tiled splashback and mixer shower over, pedestal wash hand basin with tiled splashback, and a low flush WC.
Velux window.
Vinyl flooring.

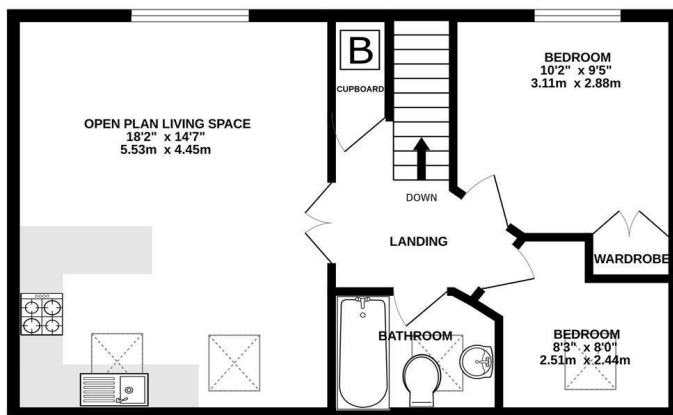
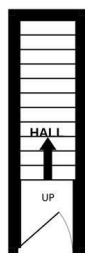
Outside

To the front of the property there is a car standing space which leads to the single garage. A paved path leads up to the front entrance door.



ENTRANCE FLOOR
12 sq.m. (127 sq.ft.) approx.

1ST FLOOR
556 sq.m. (5,991 sq.ft.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.5 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		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

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RICS



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 Whittington Green 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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