



1 Kent Street,  
Hasland, S41 0PJ

OFFERS IN THE REGION OF

£180,000

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WILKINS VARDY

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BAY FRONTED END TERRACE HOUSE - MODERN KITCHEN & BATHROOM - OFF STREET PARKING - POPULAR & CONVENIENT LOCATION

This delightful terraced house on Kent Street offers a perfect blend of comfort and convenience. Spanning an impressive 796 square feet, the property features two well proportioned reception rooms, the dining room having a cloaks/WC off. The house also boasts a modern fitted kitchen with a range of integrated appliances, two double bedrooms and a well appointed bathroom, making this an ideal starter home or for someone looking to downsize.

Within close proximity to local shops and amenities, Eastwood Park and excellent transport links, this home is perfect for those looking to enjoy the vibrant community of Hasland while still having easy access to the wider Chesterfield area.

Don't miss the chance to make this lovely property your own.

- Well Proportioned End Terrace House
- Two Good Sized Reception Rooms
- Fitted Kitchen with a range of Integrated Appliances
- Ground Floor Cloaks/WC
- Two Double Bedrooms
- Modern Family Bathroom
- Low Maintenance Grounds with Off Street Parking
- Popular & Convenient Location
- EPC Rating: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 77.5 sq.m./834 sq.ft.

Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

### Living Room

12'8 x 12'1 (3.86m x 3.68m)  
A good sized bay fronted reception room having a feature ornamental fireplace.

### Centre Lobby

With staircase rising to the First Floor accommodation.

### Dining Room

12'3 x 12'1 (3.73m x 3.68m)  
A good sized dual aspect reception room fitted with vinyl flooring.  
An opening leads through into the Kitchen, and a door opens to a ...

### Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin with storage below, and a low flush WC.

### Kitchen

14'7 x 8'6 (4.45m x 2.59m)  
Being part tiled and fitted with a range of grey wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include a dishwasher, washer/dryer, fridge/freezer, wine cooler, electric eye level oven and grill, and a 4-ring gas hob.  
Vinyl flooring and downlighting.  
uPVC French doors open onto a rear yard.

## On the First Floor

### Landing

#### Bedroom One

12'1 x 11'2 (3.68m x 3.40m)  
A good sized front facing double bedroom, spanning the full width of the property and having a range of fitted wardrobes with overhead storage.  
There is also a built-in over stair store cupboard.

#### Bedroom Two

9'5 x 9'1 (2.87m x 2.77m)  
A rear facing double bedroom.

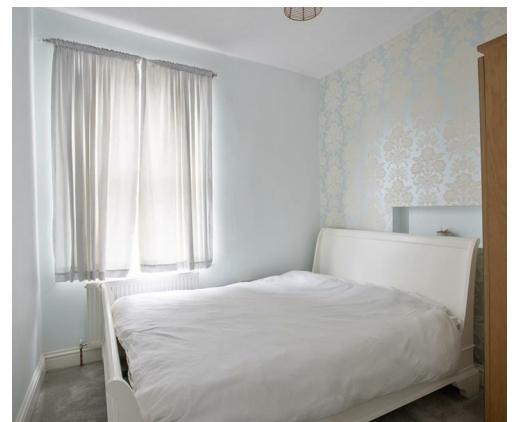
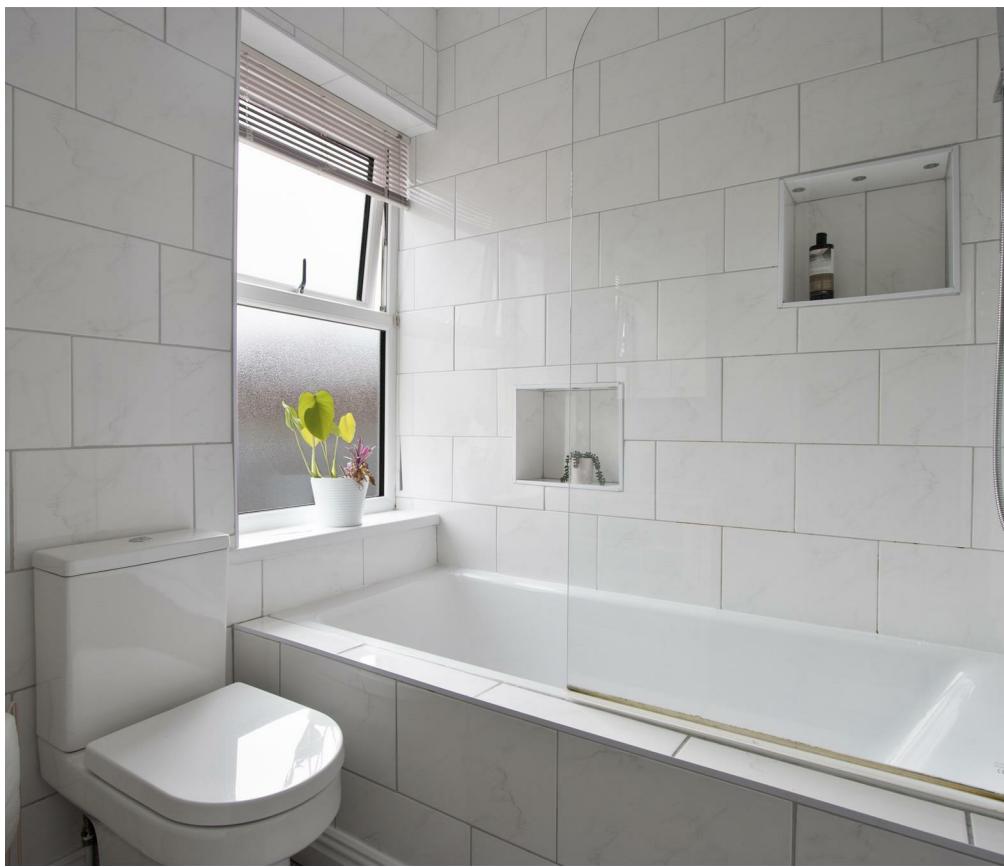
## Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising of a tiled-in bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a low flush WC.  
Chrome heated towel rail.  
Tiled floor.

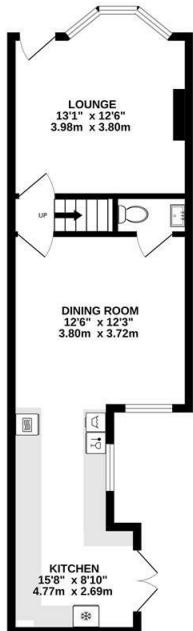
## Outside

There is a walled, low maintenance forecourt garden and a side driveway with a border of shrubs and a tree, which provides off street parking for up to three cars.

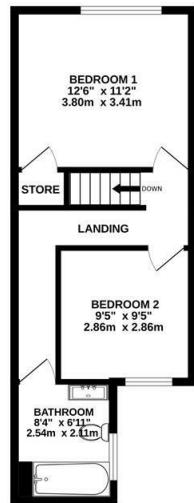
To the rear there is a yard area.



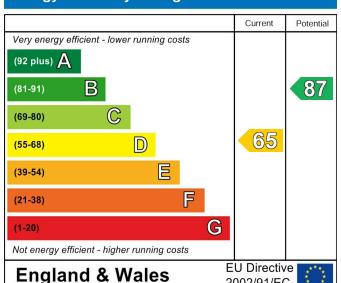
GROUND FLOOR  
454 sq ft. (42.2 sq.m.) approx.



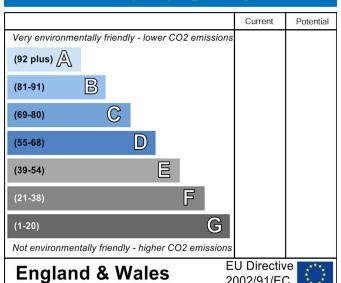
1ST FLOOR  
381 sq ft. (35.4 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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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, 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.

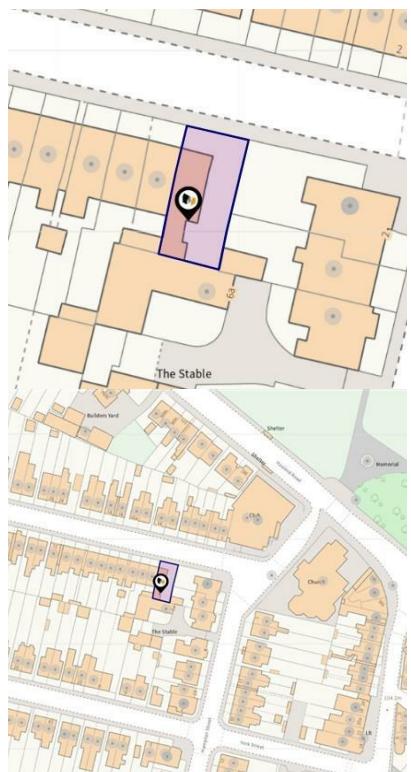
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk