



12 Kent Street,
Hasland, S41 0PL

OFFERS IN THE REGION OF

£225,000

W
WILKINS VARDY

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£225,000

ATTRACTIVE VICTORIAN BAY FRONTED SEMI - TWO RECEPTION ROOMS - MODERN KITCHEN - THREE BEDS

Located in the centre of Hasland is this delightful bay fronted semi detached house which offers an impressive 904 sq.ft. of stylish accommodation. The property boasts two good sized reception rooms and a modern fitted kitchen with integrated appliances. The home also features three bedrooms and a 4-piece family bathroom. An enclosed rear garden completes the property.

With its appealing layout and generous living space, this property is perfect for those looking to settle in a popular neighbourhood. The location offers easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

Don't miss the chance to make this property your own - book a viewing today!

- Well Appointed Bay Fronted Semi Detached House
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen with Integrated Appliances
- Three Bedrooms
- 4-Piece Family Bathroom
- Enclosed Rear Garden
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating (Ideal Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 84.0 sq.m./904 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Porch

Having a tiled floor. An internal door gives access into an ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Dining Room

13'0 x 11'11 (3.96m x 3.63m)
A good sized rear facing reception room fitted with laminate flooring. A glazed internal door gives access into the ...

Living Room

14'7 x 11'11 (4.45m x 3.63m)
A second good sized reception room fitted with laminate flooring and having a bay window overlooking the front of the property.
This room also has a feature ornamental marble fireplace.

Kitchen

9'4 x 8'7 (2.84m x 2.62m)
Fitted with a range of modern wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with glass splashback and stainless steel extractor hood over.
Space and plumbing is provided for a washing machine.
A door gives access to a useful built-in under stair store.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access hatch, having a pull down ladder.
Built-in storage cupboard.

Bedroom One

13'0 x 9'5 (3.96m x 2.87m)
A good sized rear facing double bedroom fitted with laminate flooring.

Bedroom Two

11'11 x 8'10 (3.63m x 2.69m)
A good sized front facing double bedroom fitted with laminate flooring and currently used as a dressing room.

Bedroom Three

8'4 x 6'1 (2.54m x 1.85m)
A front facing single bedroom fitted with laminate flooring.

Family Bathroom

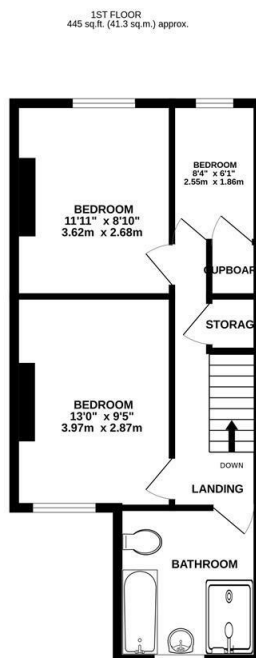
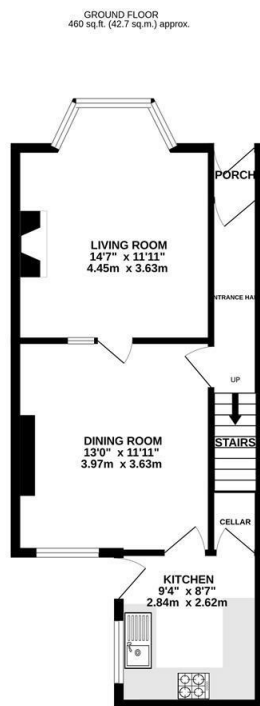
Being part tiled and fitted with a 4-piece white suite comprising of a panelled bath, walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Outside

There is a walled forecourt garden with hedging. On street parking is available in the area.

A gate gives access down the side of the property to the enclosed rear garden, where there are two paved patios, a lawn with side border and a decorative pebble bed.





TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
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RICS

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network

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		63
(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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