



2 Gallery Lane,
Holymoorside, S42 7ES

OFFERS IN THE REGION OF

£205,000

W
WILKINS VARDY

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£205,000

CHARACTERFUL STONE BUILT TERRACE - SOUGHT AFTER VILLAGE LOCATION - CORNER PLOT - BROOKFIELD SCHOOL CATCHMENT

Located in the village of Holymoorside is this charming stone built end terraced house that could be your next dream home! This delightful property offers immaculately presented accommodation and boasts a cosy reception room with exposed stone fireplace, a modern re-fitted kitchen with a range of integrated appliances, two lovely bedrooms, and a well appointed bathroom, all spread across 528 sq. ft. of living space.

Occupying a corner plot with low maintenance gardens, the property is well placed for accessing the amenities in Walton and Brampton, and is readily accessible for transport links into Chesterfield Town Centre and towards the Peak District.

- Characterful Stone Built End Terrace House
- Sought After Village Location
- Cosy Living Room with Beams and Exposed Stone Fireplace
- Modern Re-Fitted Kitchen with a range of Integrated Appliances
- Rear Entrance Porch
- Two Good Sized Bedrooms
- Family Bathroom
- Corner Plot with Low Maintenance Gardens & Access to a Shared Garden
- Brookfield School Catchment
- EPC Rating: D

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and composite doors
Gross internal floor area - 49.0 sq.m./528 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

11'6 x 10'2 (3.51m x 3.10m)
A good sized front facing reception room having a feature exposed stone fireplace with display niche and oak lintel.
Beams to ceiling.
Laminate flooring.

Re-Fitted Kitchen

12'2 x 9'0 (3.71m x 2.74m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary solid oak work surfaces over.
Inset Belfast sink with mixer tap.
Integrated appliances to include a slimline dishwasher, washing machine, fridge/freezer, electric oven and 4-ring gas hob with glass splashback and extractor canopy over.
A door gives access to a built-in under stair store cupboard.
Vinyl flooring and downlighting.
A staircase rises to the First Floor accommodation.
A composite door gives access into the ...

Rear Porch

Bing of uPVC double glazed construction and having a door opening to the rear garden.

On the First Floor

Landing

Bedroom One

11'6 x 10'2 (3.51m x 3.10m)
A good sized front facing double bedroom.

Bedroom Two

12'2 x 4'11 (3.71m x 1.50m)
A rear facing single bedroom.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

Built-in cupboard housing the gas boiler.

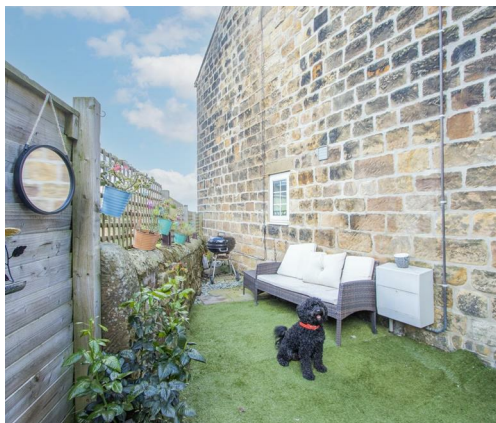
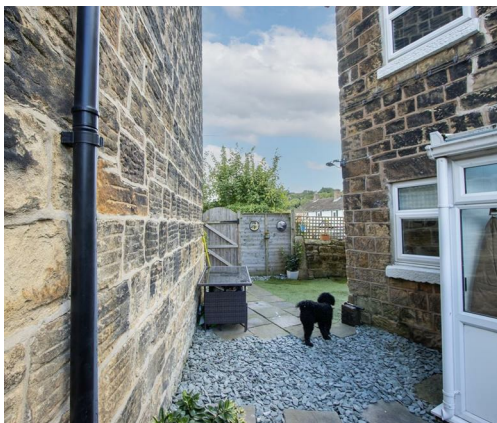
Vinyl flooring and downlighting.

Outside

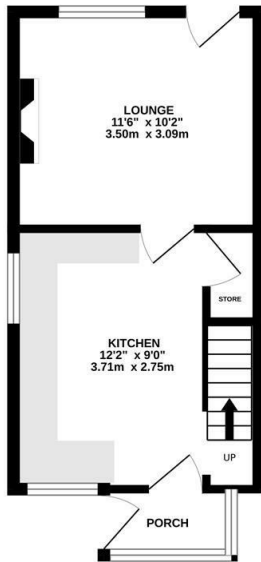
A shared path gives access up to the front entrance door. There is also a walled, low maintenance decorative slate garden with shrubs.

To the rear of the property there is an enclosed low maintenance garden comprising an artificial lawn and decorative slate bed and borders.

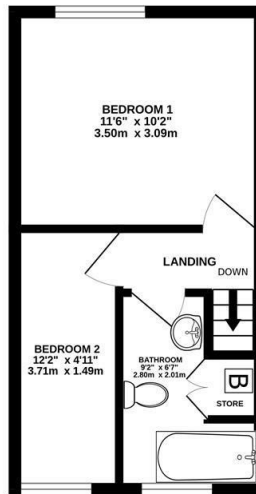
There is an additional lawned garden of which this property has access to use the washing lines and take bins round.



GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/24

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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 Brookfield Community 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		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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

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