



10 Tapton View Road,
Chesterfield, S41 7JS

OFFERS IN THE REGION OF

£175,000

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WILKINS VARDY

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£175,000

BAY FRONTED SEMI - TWO DOUBLE BEDS & BOX ROOM - GENEROUS PLOT - SOUTH FACING REAR GARDEN

Occupying a generous plot is this bay fronted semi detached house offering 922 sq.ft. of well proportioned accommodation. The property offers not just one, but two good sized reception rooms, a dual aspect kitchen with integrated cooking appliances, two double bedrooms, a box room, and a 4-piece family bathroom. An attractive, enclosed south facing rear garden completes the property.

Situated just off Sheffield Road, the property has a range of amenities, parks and schools on its doorstep and is ideally placed for commuters needing access into the Town Centre and for routes towards Dronfield and Sheffield, making this a perfect home for small families, couples or individuals.

- Bay Fronted Semi Detached House on Generous Plot
- Dual Aspect Kitchen with Integrated Cooking Appliances
- 4-Piece Bathroom
- Popular & Convenient Location
- Two Good Sized Reception Rooms
- Two Double Bedrooms & Box Room
- Enclosed South Facing Rear Garden
- EPC Rating: E

General

Gas central heating (Ideal Logic Combi Boiler)

uPVC double glazed windows

Gross internal floor area - 85.6 sq.m./922 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A timber framed double glazed side entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'9 x 13'0 (4.50m x 3.96m)

A good sized bay fronted reception room having a feature fireplace with an inset gas fire sat on a tiled hearth.

Dining Room

13'1 x 12'3 (3.99m x 3.73m)

A second good sized reception room, being rear facing, and having a door to a built-in under stair store.

A sliding door gives access into the ...

Kitchen

13'8 x 7'7 (4.17m x 2.31m)

A dual aspect room, fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include an electric double oven and a 5-ring gas hob with extractor hood over.

Space and plumbing is provided for a washing machine, and there is also space for fridge/freezer, tumble dryer and an additional appliance.

Laminate flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'11 x 12'5 (3.94m x 3.78m)

A good sized double bedroom, having two windows overlooking the front of the property.

A door gives access to a built-in over stair store cupboard.

Bedroom Two

12'4 x 10'2 (3.76m x 3.10m)

A rear facing double having a built-in over stair store cupboard.

Box Room

Currently used as a study, having a side facing window and also housing the gas boiler.

Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a freestanding roll top bath with bath/shower mixer tap, corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Vintage style radiator.

Tiled floor.

Outside

Steps to the front of the property lead up to the walled forecourt garden. On street parking is available in the area.

A path leads down the side of the property to the side entrance door, and beyond to a gate which opens to the enclosed rear garden which comprises of a paved patio and a long lawn with planted side border, and a paved path with planted side border which leads up to a hardstanding area with a garden shed.



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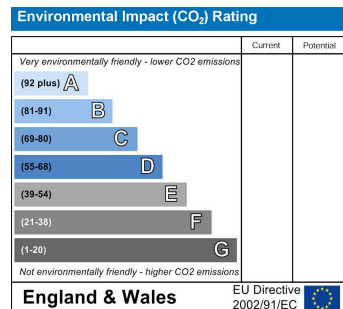
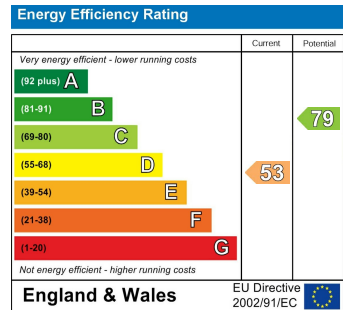
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



TOTAL FLOOR AREA: 922 sq ft. (85.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Netplan 12/2020



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, gas fire, 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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