



8 Gallery Lane,
Holymoorside, S42 7ES

£205,000

W
WILKINS VARDY

£205,000

STONE BUILT MID TERRACE HOUSE - 'READY TO MOVE INTO' - SOUGHT AFTER VILLAGE LOCATION

Nestled in the charming village of Holymoorside, is this delightful terraced house on Gallery Lane which offers a perfect blend of comfort and convenience. With a modest yet inviting 511 square feet of living space, this property is ideal for first time buyers, couples, or those seeking a cosy retreat.

Upon entering, you are welcomed into a well proportioned reception room, which serves as a versatile space for relaxation or entertaining guests. The layout flows seamlessly into the modern fitted kitchen, which is equipped with essential amenities, making it a practical space for culinary endeavours. The property also boasts two comfortable bedrooms, which are well sized, allowing for personalisation to suit your style, and a shower room. Outside, there is a rear courtyard and access to a shared garden.

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.

- WELL APPOINTED MID TERRACE HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- GOOD SIZED LIVING ROOM
- MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- TWO BEDROOMS
- SHOWER ROOM/WC
- REAR COURTYARD AND ACCESS TO A SHARED LAWNED GARDEN
- NO UPWARD CHAIN
- BROOKFIELD SCHOOL CATCHMENT
- EPC RATING: C

General

Gas central heating (Ideal Exclusive Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 47.5 sq.m./511 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Living Room

11'11 x 9'8 (3.63m x 2.95m)
A good sized front facing reception room, fitted with laminate flooring and having a feature stone fireplace with plinths to either side and having an inset coal effect gas fire (which has been disconnected).
An opening leads through into the ...

Kitchen

11'11 x 11'11 (3.63m x 3.63m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge, freezer, electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.
A staircase rises to the First Floor accommodation.

On the First Floor

Landing

Bedroom One

11'11 x 9'8 (3.63m x 2.95m)
A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

11'11 x 5'5 (3.63m x 1.65m)
A good sized single/small double bedroom, being rear facing.

Shower Room

8'4 x 6'6 (2.54m x 1.98m)
Fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin with splashback and storage below, and a low flush WC.
Chrome heated towel rail.
Built-in cupboard housing the gas boiler.
Vinyl flooring and skylight window.

Outside

A shared gate gives access to a low maintenance paved forecourt and also to the front entrance door. On street parking is available in the area.

To the rear of the property there is a paved courtyard and a brick built outbuilding. A set of steps lead up to a shared lawned garden of which this property has access to use the washing lines and to an additional tool/potting shed.



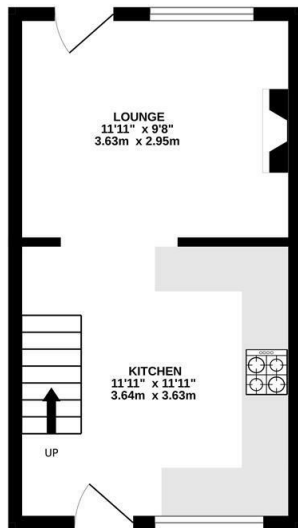
aprift
Know any property instantly

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.

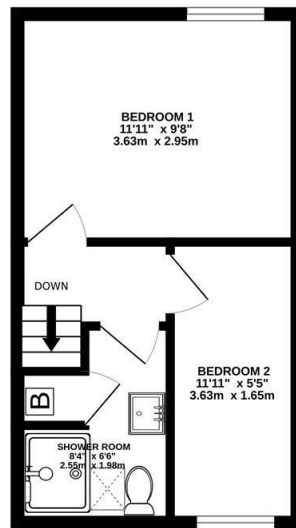
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 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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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		
(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	69	78
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		



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