



11 Smithfield Avenue,  
Hasland S41 0PR

OFFERS IN THE REGION OF

£110,000



WILKINS VARDY

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£110,000

BAY FRONTED SEMI - IN NEED OF FULL REFURBISHMENT - NO CHAIN

Requiring a full scheme of refurbishment is this two double bedroomed bay fronted semi detached house on Smithfield Avenue. Offering 819 sq.ft. of accommodation the property also comprises two good sized reception rooms, a kitchenette, conservatory with store off and bathroom/WC. Outside, there are mature gardens to the front and rear.

Located in a popular residential neighbourhood, the property is well placed for Eastwood Park and the local amenities in Hasland Village, and is readily accessible for commuter links towards Chestfield, Sheffield and the M1 Motorway (J29).

- BAY FRONTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- CONSERVATORY WTH STORE OFF
- BATHROOM/WC
- NO CHAIN
- REQUIRES A FULL SCHEME OF REFURBISHMENT
- KITCHENETTE
- TWO GOOD SIZED DOUBLE BEDROOMS
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: F

General

No central heating  
Single glazed & uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 76.1 sq.m./819 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'1 x 13'11 (4.29m x 4.24m)  
A good sized bay fronted reception room having a feature fireplace.  
Tiled and vinyl flooring.

Dining Room

12'2 x 10'11 (3.71m x 3.33m)  
A second good sized reception room, being rear facing and having a fireplace with Parkray room heater.  
Built-in storage to the alcove.  
A door gives access to a built-in under stair store cupboard, and there is a door to a walk-in pantry.

Kitchenette

6'3 x 3'2 (1.91m x 0.97m)  
Being part tiled and having a stainless steel sink with storage below.  
Space for a cooker with cooker point.

Conservatory

10'11 x 4'5 (3.33m x 1.35m)  
Having a door opening onto the rear garden, and a door opening to a useful store.

On the First Floor

Landing

Bedroom One

14'1 x 12'0 (4.29m x 3.66m)  
A generous front facing double bedroom having a tiled fireplace.

Bedroom Two

12'2 x 9'5 (3.71m x 2.87m)  
A good sized rear facing double bedroom having a built-in over stair store cupboard.

Bathroom/WC

9'1 x 4'8 (2.77m x 1.42m)  
Fitted with a 3-piece suite comprising of a panelled bath with tiled splashback, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing the hot water cylinder.

Outside

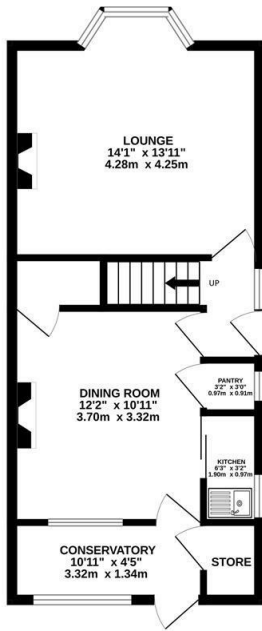
To the front of the property there is a walled garden of plants and shrubs, together with a side border and a paved path which leads to the rear garden.

To the rear of the property there is a mature garden with a wooden shed.

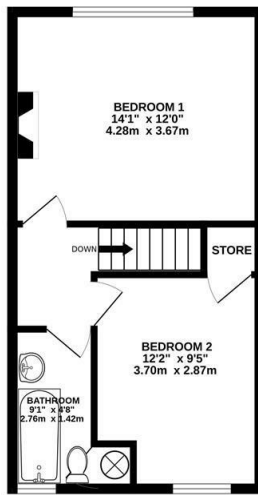




GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, complete floor, 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
Made with floorplan 12/2020

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		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, Parkray room heater, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

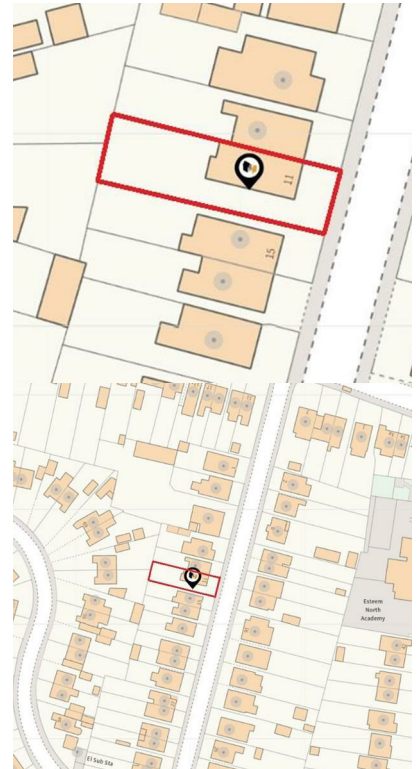
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Consultant.



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wilkins-varidy.co.uk