



**6 York Street, Hasland, S41 0PN**  
**GUIDE PRICE £230,000 - £240,000**



\*\*\* GUIDE PRICE OF £230,000 - £240,000 \*\*\* STUNNING SEMI-DETACHED HOME \* MODERNISED & IMPROVED THROUGHOUT \* THREE GENEROUS BEDROOMS \* FULL-WIDTH FAMILY DINING KITCHEN WITH BI-FOLD DOORS TO REAR GARDEN \* SEPARATE SITTING ROOM WITH FRONT ASPECT \* REFITTED FAMILY BATHROOM \* GARDENS FRONT & REAR \* UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

Occupying a delightful plot this attractive semi-detached dwelling has been modernised and refurbished throughout and now boasts an exceptional living space which is ready to move into.

The accommodation is positioned over two floors and boasts well-proportioned rooms which briefly comprise to the ground floor: open storm porch with door to reception hall, sitting room with bay window to front elevation and contemporary family dining kitchen which looks out and leads on to the impressive rear garden. To the first floor there is a landing, three generous bedrooms and a refitted bathroom/w.c.

Outside, there is a forecourt garden to the front elevation and the rear garden is fully enclosed and provides a safe space for family and pets.

The property also benefits from UPVC double glazed windows and doors throughout along with a central heating system with a recently installed gas combi boiler (2022). The property was rewired and replastered as part of the renovation scheme.

Viewing is highly recommended to truly appreciate this quality family home.

Please contact Marc or Rachael for further details 01246 232156 /residential@wtparker.com



## Ground Floor Accommodation

### Storm Porch

With tiled flooring and door leading through to:

### Reception Hall

With composite door to front elevation, built-in cupboard housing consumer unit, stairs to first floor accommodation and radiator.

### Sitting Room

11'5" x 10'11" (3.49m x 3.33m)

A particularly attractive reception room having double glazed bay window to front elevation and radiator.

### Family Dining Kitchen

17'5" x 10'7" (5.33m x 3.23m)

A full width family dining kitchen which enjoys a rear aspect and has double glazed bi-fold doors leading out to the rear garden.

The kitchen area has been refitted with a range of contemporary wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap over. Also having a range of integrated appliances to include electric oven with ceramic hob over, dishwasher, washing machine and fridge freezer, understairs storage cupboard housing the gas central heating boiler, inset ceiling spotlights and double glazed window to side elevation.

## First Floor Accommodation

### Landing

With double glazed window to side elevation and access to roof space.

### Bedroom One

11'5" x 10'10" (3.49m x 3.32m)

A delightful master bedroom with double glazed bay window to front elevation and radiator.

### Bedroom Two

10'10" x 10'7" (3.32m x 3.24m)

Another double bedroom, this time enjoying a rear aspect and having double glazed bay window and radiator.

### Bedroom Three

7'10" x 6'3" (2.39m x 1.91m)

A single bedroom which is currently used as an office and having UPVC double glazed window to front elevation and radiator.

### Refitted Bathroom/WC

6'5" x 6'3" (1.97m x 1.91m)

Having been refitted with a modern white suite having double ended panelled bath with central mixer tap, shower and screen over, pedestal wash basin with mixer tap, low flush w.c., UPVC double glazed window to side elevation and heated towel rail.

### Outside

To the front of the property there is a gravelled, forecourt garden which is enclosed by wrought iron railings and gate. A walled pathway to the side of the property gives access to the enclosed and private rear garden which has been landscaped to enjoy substantial Indian sandstone patio area, with lawn and further gravelled area beyond. There is also a summer house, timber garden shed, outside security lighting and power point.

## IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in

these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

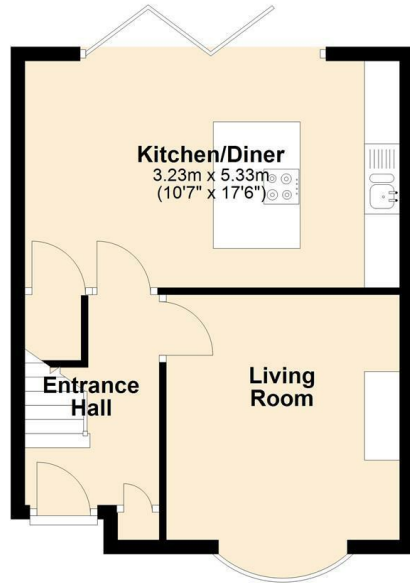
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7.Alterations to the details may be necessary during the marketing without notice.

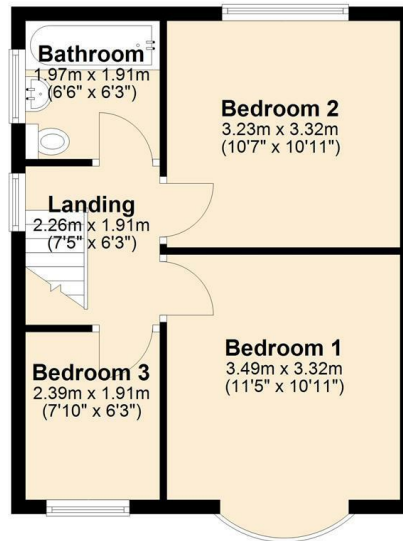




**Ground Floor**  
Approx. 36.0 sq. metres (387.2 sq. feet)



**First Floor**  
Approx. 36.6 sq. metres (394.3 sq. feet)



Total area: approx. 72.6 sq. metres (781.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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