



**w****ards**  
estate agents

**2 Park View**

Hasland, Chesterfield, S41 0JD

**£170,000**



## 2 Park View

Hasland, Chesterfield, S41 0JD

OFFERED WITH NO CHAIN AND IMMEDIATE POSSESSION!!

Requiring a full scheme of modernisation this TWO DOUBLE BED SEMI DETACHED HOUSE is suited to either a first time buyer, small family or investor alike!

Situated in this extremely popular residential location which is convenient for local schools, shops and amenities, bus routes and with easy access to Chesterfield Town Centre, Train Station & Hospital.

Internally the accommodation benefits from uPVC double glazing and gas central heating (combi boiler) Comprises of front kitchen, dining room rear reception rear porch and cloakroom/WC off. First Floor Two double bedrooms and shower room with 3 piece suite.

Front boundary wall and wrought iron gates give access to the driveway which provides ample car standing spaces with scope to extend the parking spaces further. Side mature border stocked with plants and bushes. Detached Concrete Sectional Garage. Rear enclosed garden with mainly brick boundary walling, paved patio area and lawns

### Additional Information

Gas Central Heating- Ideal Combi Boiler serviced 2021  
uPVC double glazed windows  
Security Alarm System  
Gross Internal Floor Area - 96.8 Sq.m/ 1042.4 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area-Outwood Academy-Hasland Hall

### Front Kitchen

8'0 x 7'5 (2.44m x 2.26m)

Comprising of a range of medium oak base and wall units with work surfaces, inset sink and tiled splash backs. Integrated over, Gas Hob and Extractor Fan. Space for washing machine. Front uPVC entrance door.

### Dining Room

12'1 x 13'1 (3.68m x 3.99m)

Front aspect window. Corner meter cupboard. Fireplace with marble back and hearth and gas-fire. Useful Storage Pantry/under stairs.

### Reception Room

10'11 x 13'1 (3.33m x 3.99m)

Rear aspect window. Fireplace with gas-fire.

### Inner Hallway

Stairs to the first floor.

### Rear Porch

5'4 x 5'0 (1.63m x 1.52m)

uPVC door to the rear gardens.







#### **Cloakroom/WC**

4'8 x 2'6 (1.42m x 0.76m)

Comprising of a low level WC and wash hand basin.

#### **First Floor Landing**

6'7 x 13'1 (2.01m x 3.99m)

Retractable ladder provides access to the large insulated attic space which has scope for conversion (subject to consents) There is some boarding and the Ideal Combi Boiler is located here and was last serviced in 2021.

#### **Rear Double Bedroom One**

8'11 x 13'1 (2.72m x 3.99m)

Rear aspect window. Built in wardrobes

#### **Front Double Bedroom Two**

10'11 x 13'1 (3.33m x 3.99m)

Second good sized double room with front aspect window.

#### **Family Shower Room**

8'0 x 7'5 (2.44m x 2.26m)

Comprising of a 3 piece suite which includes a shower cubicle with electric shower, pedestal wash hand basin and low level WC. Tiled flooring.

#### **Outside**

Front boundary wall and wrought iron gates give access to the driveway which provides ample car standing spaces with scope to extend the parking spaces further. Side mature border stocked with plants and bushes. Detached Concrete Sectional Garage. Rear enclosed garden with mainly brick boundary walling, paved patio area and lawns. Garden Shed and outside water tap.

#### **Garage**

20'1 x 8'0 (6.12m x 2.44m)

Concrete Sectional Garage with light and power.



#### **School catchment areas**

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.





## Floor Plan

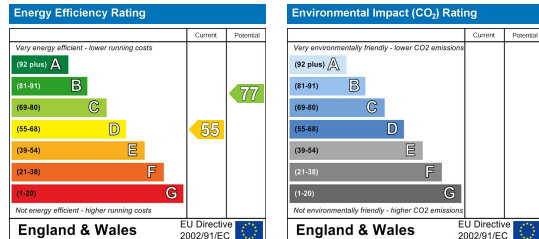


Total area: approx. 96.8 sq. metres (1042.4 sq. feet)

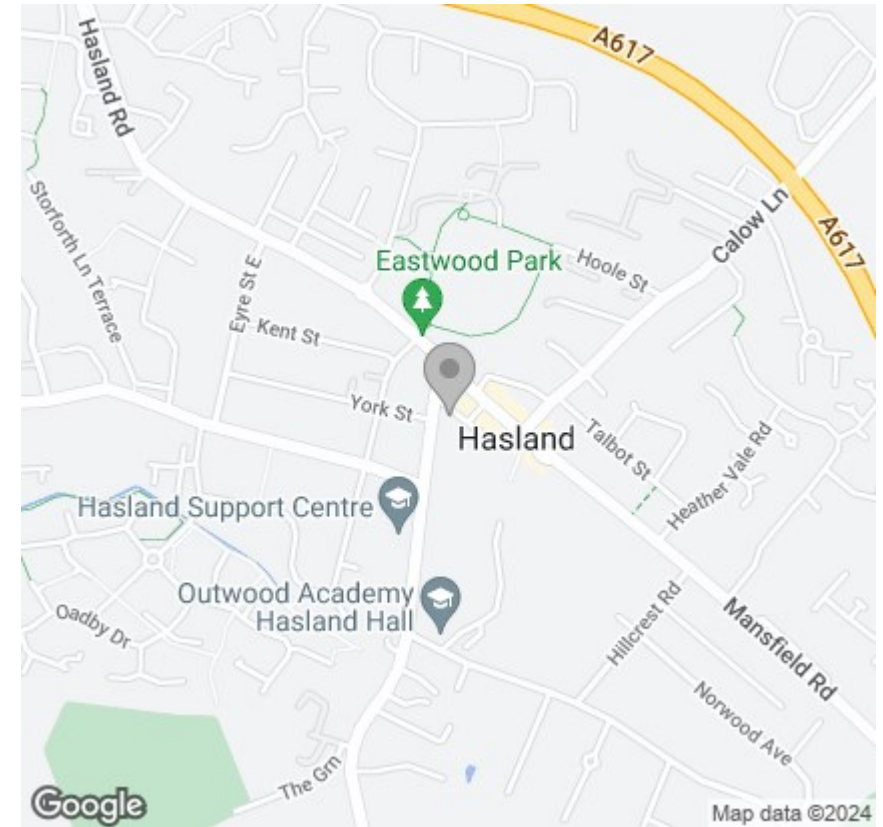
## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

