



w**ards**
estate agents

17 Houldsworth Drive

Hady, Chesterfield, S41 0BP

Guide price £150,000

17 Houldsworth Drive

Hady, Chesterfield, S41 0BP

Guide Price £150,000 - £160,000

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Deceptively spacious THREE BEDROOM END TERRACED FAMILY HOUSE which is ideal for first time buyers, small families or investors alike! Situated in this very popular residential location which is convenient for local schools, bus routes, Chesterfield Royal Hospital and has access to excellent road commuter links via the A61/A617/M1 Motorway via J 29/29a.

Well presented accommodation requires some updating and currently benefits from gas central heating, uPVC double glazing/facias/soffits/guttering and comprises of front entrance hall, family reception room, dining kitchen & rear porch. To the first floor main double bedroom which enjoys views towards countryside, second double bedroom and third versatile bedroom which could also be used for office or home working. Fully tiled family shower room with attractive 3 piece suite.

Situated on a fabulous corner plots with substantially fenced boundaries. Benefits from a driveway which provides car standing space and there is also potential to create further parking if required (subject to consents) 2 garden sheds(one with power). Front well established lawns with stone rockery areas having mature plants and shrubs. Rear enclosed garden with fenced boundaries. Paved patio with low stone walling having raised rockery.





Additional Information

Gas Central Heating-back boiler.
Gas safety certificate issued Aug 2024
uPVC Double Glazed Windows and doors
uPVC fascias/soffits and guttering.
Gross Internal Floor Area -75.6 Sq.m /814.0 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area -Outwood Academy-Hasland Hall- Ofsted rating, good Nov 2023
Primary School Catchment Area- Hady Primary- Ofsted rating, good April 2024

Additional Information

The history of the property is that in 1987 the prefabricated reinforced concrete (PRC) panels (still evident on some of the other houses on the estate) were removed and replaced by bricks. A PRC home owners insurance certificate guaranteeing the work and acknowledging that the matter had been rectified was issued by PRC Homes Ltd (a subsidiary of the National House Building Council) and is available for the property.)

Fixtures and Fittings

Carpets, blinds to all windows and light fittings are included in the sale.

Entrance Hall

11'2" x 6'1" (3.40m x 1.85m)

Front uPVC entrance door. Useful under stairs store cupboards with consumer unit. Stairs climb to the first floor.

Reception Room

13'3" x 11'2" (4.04m x 3.40m)

Front aspect window. Fireplace with marble back and hearth and electric fire. Glazed internal door to the hallway.

Kitchen/ Diner

19'9" x 8'6" (6.02m x 2.59m)

Comprising a range of Walnut effect base and wall units with complimentary work surfaces over, inset stainless steel sink unit and tiled splash backs. Marble hearth and gas fire with back boiler. Airing cupboard with cylinder water tank. Space for washing machine, fridge freezer and cooker with extractor above(included in the sale). Door to rear porch.

Rear Porch

6'5" x 3'6" (1.96m x 1.07m)

Extended porch/utility area to the rear with base unit and cupboards. New roof in 2024. uPVC door onto the garden and driveway.

First Floor Landing

6'0" x 5'11" (1.83m x 1.80m)

Access to the insulated loft space.



Front Double Bedroom One

11'3" x 10'10" (3.43m x 3.30m)

Front aspect window with elevated rooftop views towards countryside. Free standing wardrobes, chest of drawers & bedside table included in sale.

Rear Double Bedroom Two

12'1" x 8'5" (3.68m x 2.57m)

A second good sized bedroom with rear aspect window.

Front Bedroom Three

8'7" x 8'0" (2.62m x 2.44m)

A third generous versatile bedroom which could also be used for office or home working. Front aspect window with rooftop views towards countryside.

Family Shower Room

7'4" x 5'5" (2.24m x 1.65m)

Being fully tiled and comprising a three piece suite which includes corner shower cubicle with mains shower, low level WC and wash hand basin set in attractive vanity units.

Outside

Situated on a fabulous corner plots with substantially fenced boundaries. Benefits from a driveway which provides car standing space and there is also potential to create further parking if required (subject to consents) Two garden sheds-one with power. Front well established lawns with stone rockery areas having mature plants and shrubs.

Rear enclosed garden with fenced boundaries. Paved patio with low stone walling having raised rockery. Outside water tap.



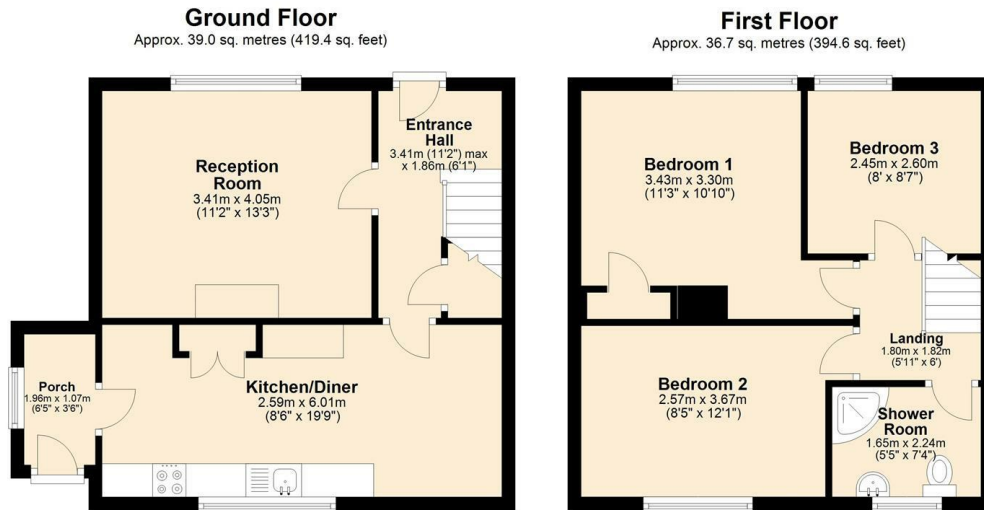
School catchment areas

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

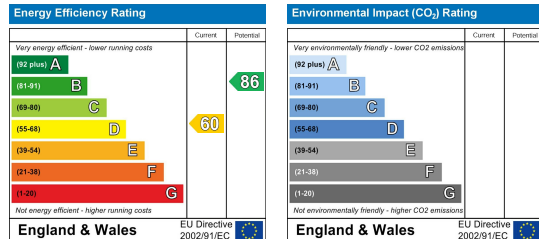


Total area: approx. 75.6 sq. metres (814.0 sq. feet)

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

