



w**ards**
estate agents

13 Elton Street
, Chesterfield, S40 2LA

£110,000

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Offered to the market with No Chain & Immediate Possession!

Ideal starter home for first time buyers or great potential for Investors alike!

Potential Yield of 7% based upon an asking price of £110,000 and a monthly rental of £600/£625!

Gas Certificate Sept 2024 and Electrical Check 2023

Situated in this extremely popular residential location, ideally placed for the town centre, train station, Royal Hospital and ideal for access to the M1 Motorway and all major commuter road links.

Internally the well presented accommodation has recently been decorated throughout with new carpets to lounge and main bedroom & benefits from gas central heating (combi boiler- serviced Sep 2024) Electrical certificate 2023, uPVC double glazing and comprises of front reception room, rear kitchen, first floor main double bedroom, second versatile bedroom which could be used for dressing room/office/home working space and family bathroom with 3 piece suite including a shower over the bath.

Rear enclosed garden with stone patio area and artificial lawn area.

Additional Information

The vendor of this property is connected to the Director of Wards Estate Agents.

Additional Information

Gas Central Heating - Ideal Exclusive Combi boiler new in 2021- serviced Sept 2024

uPVC Double Glazed Windows

Electrical certificates available 2023 (rewired 2015)

Gross Internal Floor Area= 52.4 Sq.m/564.1 Sq.ft

Council Tax Band - A

Secondary School Catchment Area -Parkside Community School

Reception Room

12'5" x 12'0" (3.78m x 3.66m)

Front composite entrance door. Fireplace with gas-fire.

Kitchen

10'5" x 9'3" (3.18m x 2.82m)

Comprises of a range of base and wall units with work surfaces over with inset stainless steel sink unit having tiled splash backs. Space for cooker and washing machine. Tiled floor. Rear uPVC door to rear garden. Useful understairs store cupboard. Stairs to the first floor.

First Floor Landing

7'10" x 6'10" (2.39m x 2.08m)

Access to the insulated loft space.





Front Double Bedroom One

12'5" x 11'11" (3.78m x 3.63m)

A good sized main double bedroom with front aspect window.

Rear Single Bedroom Two

9'9" x 4'3" (2.97m x 1.30m)

A versatile bedroom that could be used for dressing room, office or home working. Rear aspect window

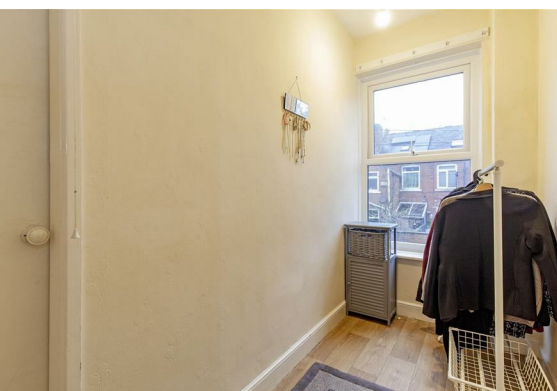
Partly Tiled Family Bathroom

7'5" x 4'8" (2.26m x 1.42m)

Comprises of a 3 piece White suite with includes bath with electric shower above, low level WC and pedestal wash hand basin. The Ideal Exclusive Combi boiler is located here.

Outside

Rear enclosed garden with brick wall boundaries. tone patio area and artificial lawn. Right of way over neighbour for access at rear.



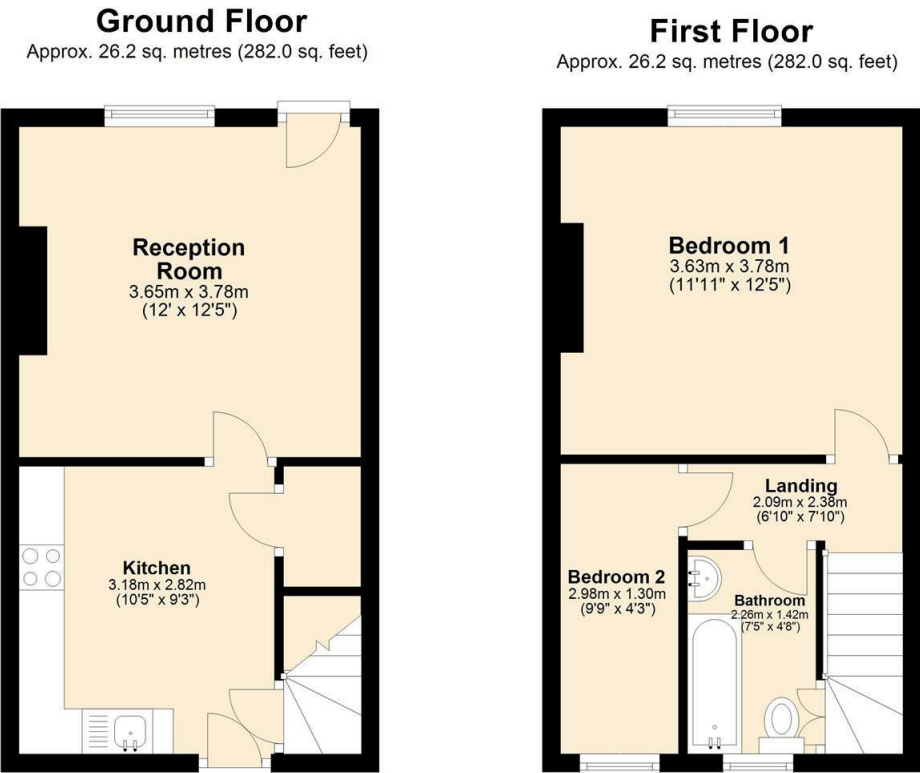
School catchment areas

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

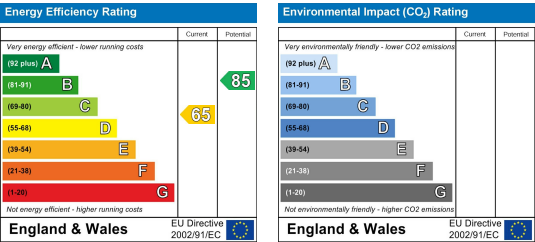


Total area: approx. 52.4 sq. metres (564.1 sq. feet)

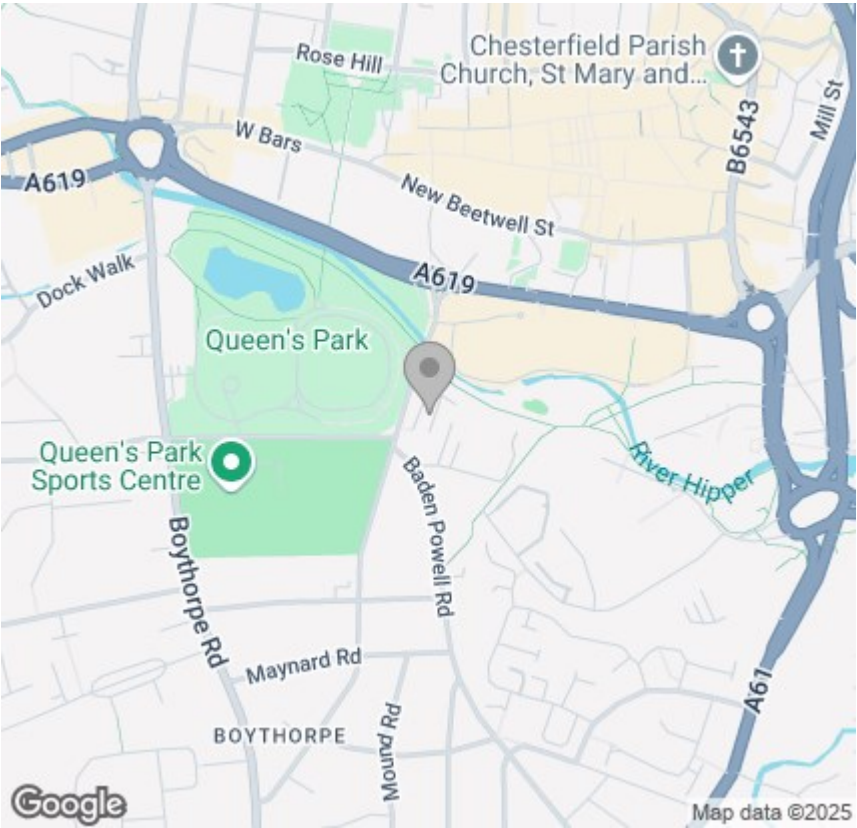
Viewing

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.

