



w**ards**
estate agents

4 Hoole Street

Hasland, Chesterfield, S41 0AR

£129,950

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Offered to the market with NO CHAIN!

Ideal for first time buyers, small families or investors alike! Well maintained **TWO DOUBLE BEDROOM SEMI DETACHED HOUSE** which is situated close to all local amenities including shops, schools, bus routes and Eastwood Park. Main commuter links via A61/A617 & M1 motorway are easily accessible.

Potential Yield of 5/6% based on a purchase price of £129,950 and a monthly rental of £600/£625

Internally the accommodation benefits from gas central heating with a combi boiler and uPVC double glazing. On the ground floor comprises of front family reception room and rear fitted kitchen. On the first floor main double bedroom with built in wardrobes, second double bedroom with rear garden views, family bathroom with 3 piece suite.

Front forecourt garden with low level brick wall and privacy screen fencing. Good sized enclosed garden with fenced boundaries. Lawn garden with side borders. Patio area to the bottom of the garden.





Additional Information

Gas Central Heating- Worcester Bosch Combi Boiler- Serviced?? (date required)
uPVC Double Glazed Windows
Gross Internal Floor Area- 52.8 Sq.m/ 568.8 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area - Outwood Academy-Hasland Hall

Reception Room

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

Front aspect family reception room with front aspect window having fitted shutters. uPVC front entrance door. Corner meter cupboards. There is laminate flooring.



Kitchen

8'9" x 8'6" (2.67m x 2.59m)

Comprising of a range of base and wall units with wooden work surfaces and inset ceramic sink. Integrated oven, hob and extractor fan. Space and plumbing for washing machine. Vinyl flooring. Latched door to the first floor accommodation. uPVC half glazed door leads to the rear gardens.



First Floor Landing

5'7" x 2'7" (1.70m x 0.79m)

Access to the attic. Cupboard with consumer unit.

Front Double Bedroom One

12'2" x 9'7" (3.71m x 2.92m)

Front aspect window with window shutters. Built in wardrobes. Laminate flooring.



Rear Double Bedroom Two

9'5" x 8'8" (2.87m x 2.64m)

A second versatile bedroom which could also be used for office or home working. Store cupboard with Worcester Bosch Combi boiler. View over the rear gardens.



Family Bathroom

12'2" x 6'2" (3.71m x 1.88m)

Comprising of a 3 piece suite which includes bath with shower spray from mains, low level WC and pedestal wash hand basin. Front aspect window with shutters.

Outside

Front forecourt garden with low level brick wall and privacy screen fencing. Good sized enclosed garden with fenced boundaries. Lawn garden with side borders. Patio area to the bottom of the garden.

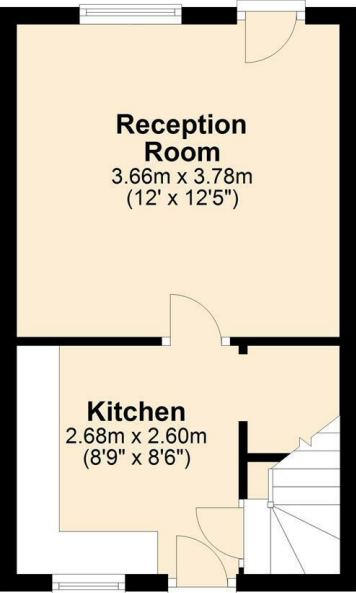
School catchment areas

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.

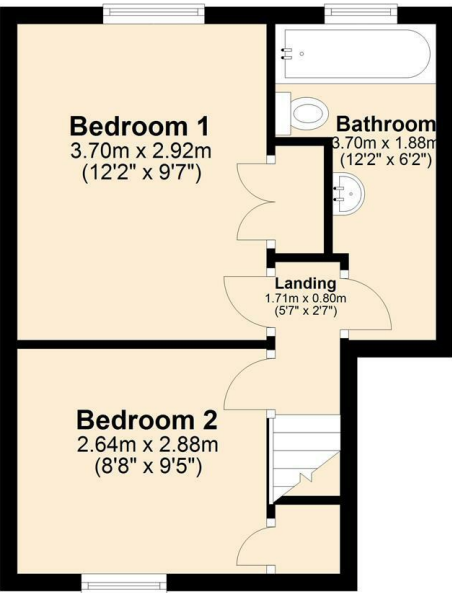
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan

Ground Floor
Approx. 24.3 sq. metres (262.0 sq. feet)



First Floor
Approx. 28.5 sq. metres (306.8 sq. feet)

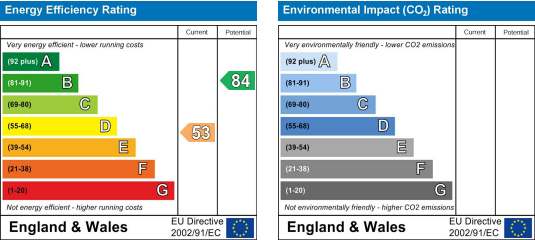


Total area: approx. 52.8 sq. metres (568.8 sq. feet)

Viewing

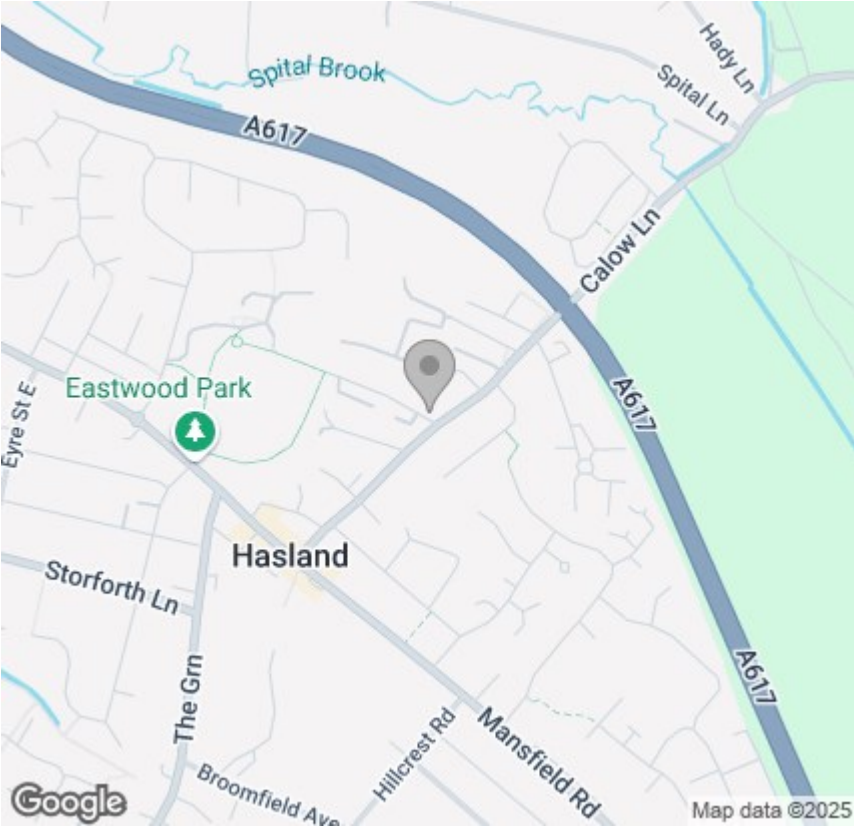
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX
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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.

