



23 Alpine Grove

Hollingwood, Chesterfield, S43 2JD

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

Well maintained ONE DOUBLE BEDROOM TOWNHOUSE which is located in this popular cul de sac that is situated close to local amenities, schooling, bus routes and with easy access to good road links via the M1 Motorway J29A

Ideally suited to first time buyers, single occupancy or Investors Alike!

Potential Yield of 7%pa based upon a purchase price of £105,000 and a monthly rental of £635

Internally the property is ready for someone to put their own stamp on it and currently benefits from gas central heating with a Combi boiler, wooden sealed unit double glazing and includes:- entrance lobby, reception room, fitted kitchen, generous double bedroom and family bathroom with 3 piece suite.

Open plan garden area with patio. Car parking space. Outside brick store.





Additional Information
Carpets, curtains and light fittings are included in the sale
Gas Central Heating-Combi Boiler
Wood framed sealed unit double glazing.
Gross Internal Floor Area- 46.3 Sq.m/ 498.2 Sq.Ft.

Council Tax Band - A
Secondary School Catchment Area - Springwell Community College

Entrance Lobby

Fitted Kitchen

7'4" x 6'1" (2.24m x 1.85m)

Comprising of a range of base and wall units with worksurface over, inset stainless steel sink unit and tiled splashbacks. Space for electric cooker, fridge freezer and space with plumbing for washing machine. Front aspect window.

Reception Room

16'7" x 14'7" (5.05m x 4.45m)

A spacious reception room with front aspect window. Stairs to the first floor accommodation.

First Floor Landing

7'2" x 3'6" (2.18m x 1.07m)

Useful linen storage cupboard.

Front Double Bedroom One

14'7" x 9'0" (4.45m x 2.74m)

A generous main double bedroom.

Family Bathroom

7'2" x 5'6" (2.18m x 1.68m)

Comprising of a 3 piece suite which includes a bath, pedestal wash hand basin and low level WC.

Outside

Outside store where the Combi Boiler is housed.

Neat and tidy gardens with lawn area and shared drying area. Car standing sapce.



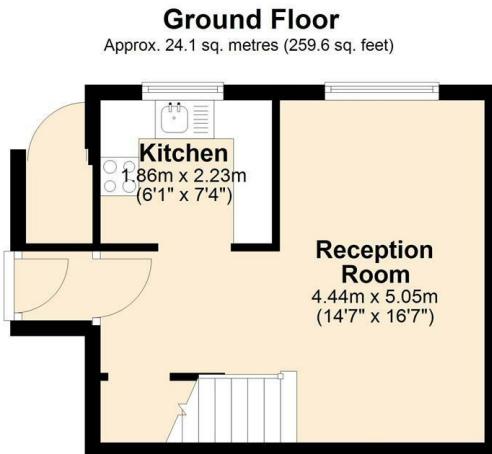


School catchment areas

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.

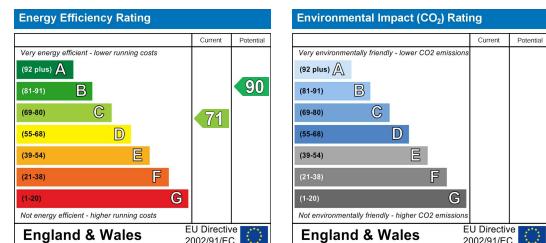
Floor Plan



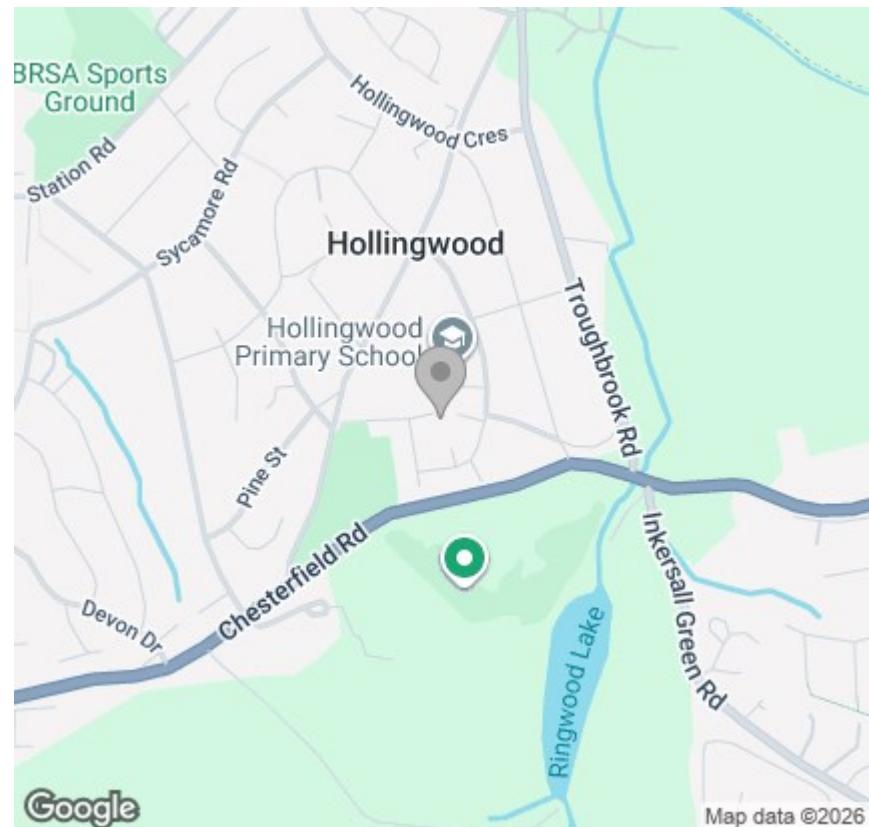
Viewing

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.