



# 65, Smithy Knoll Road

HOPE VALLEY, S32 3XW

**Price :** PCM £1,800 PCM

**Tenure :**

**EPC Rating :** C

**Council Tax :** Band C

**Local Authority :**

A stunning four bedroom family home in the highly sought after village of Calver, the property has been finished to the highest of standards and is sure to impress. Offered on an unfurnished basis and **AVAILABLE NOW . COUNCIL TAX BAND C**

A stunning four bedroom family home in the highly sought after village of Calver, the property has been finished to the highest of standards and is sure to impress. The property boasts great living space with the kitchen diner and the living room with wood burning stove. The location provides easy access to Sheffield, Chesterfield and surrounding villages.

The property briefly comprises of:

Open plan kitchen diner with patio doors to the garden. The kitchen has the following appliances; induction hob, dual oven



- Four bedroom family home
- Patio and rear garden
- Unfurnished

- Off road parking and garage
- En suite to the master bedroom
- AVAILABLE NOW

- Stunning kitchen diner
- Patio doors to the garden
- COUNCIL TAX BAND C



(microwave and warming oven), dishwasher and fridge freezer.

Large living room with wood burning fire and view to the front of the property

Utility room with storage space

Downstairs WC

Master bedroom with stunning en-suite

Two further double bedrooms

Three-quarter bedroom with views to the rear of the property

Family bathroom with large shower, beautiful freestanding bath, WC and basin.

To the outside:

Off road parking and garage

Patio and enclosed rear garden

Offered on an unfurnished basis and  
AVAILABLE NOW







Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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**EADON  
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.