



## 16 Horsley Close, Linacre Woods, Chesterfield, S40 4XD

- NO CHAIN
- CUL DE SAC LOCATION
- FRONT & REAR GARDEN
- TWO BED SEMI BUNGALOW
- SOUGHT AFTER AREA
- DRIVEWAY PARKING

**Reduced To £165,000**

**HUNTERS®**  
HERE TO GET *you* THERE

**\*\*REDUCED TO £165,000 FOR QUICK SALE\*\***

**OFFERED WITH NO CHAIN IS THIS ONE / TWO  
BEDROOM SEMI DETACHED BUNGALOW - BENEFITS  
FROM ALL BLINDS INCLUDED, CARPETS AND  
CURTAINS.**

On a quiet cul de sac location situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within easy access to local amenities & bus services.

The retirement bungalow comprises:- hall, lounge, kitchen, inner hall, bedroom 1, bedroom 2 / dining room with conservatory off & shower room.

Gas central heating & uPVC double glazed.

Outside sees driveway parking, front garden & private rear garden which backs onto Holmebrook Valley Park footpath.

**FREEHOLD.**

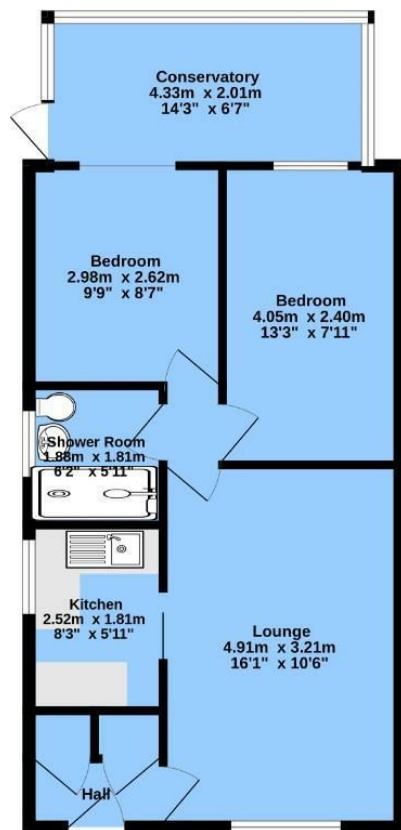
Council tax band B under Chesterfield Borough Council.

**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS  
TO BOOK YOURS NOW.**





GROUND FLOOR  
53.7 sq.m. (578 sq.ft.) approx.



TOTAL FLOOR AREA: 53.7 sq.m. (578 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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