



69 York Street, Hasland, Chesterfield, S41 0PN

Offers In The Region Of £125,000

HUNTERS®

HERE TO GET *you* THERE

- SOUGHT AFTER LOCATION - close to schools & amenities
 - TWO BEDROOM TERRACE
 - SPACIOUS BATHROOM
- Low maintenance front & rear areas, Outbuilding to rear

- NO CHAIN - available now!!
- TWO RECEPTION ROOMS
 - VIEW NOW

Take a viewing at this two bedroom mid terrace - **READY TO MOVE STRAIGHT INTO** - ideal first time buyer home or buy to let investment.

OFFERED WITH NO CHAIN

Within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

The accommodation comprises: - two reception rooms, kitchen, cellar, two first floor bedrooms and **SPACIOUS** combined bathroom/wc in white.

The property is gas centrally heated and uPVC double glazed.

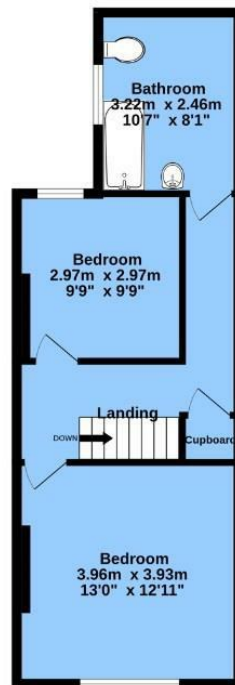
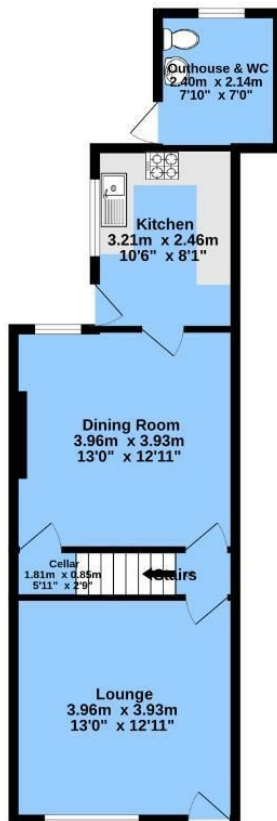
Outside sees on street parking and a rear yard with an outhouse.

FREEHOLD - COUNCIL TAX BAND A



GROUND FLOOR
47.4 sq.m. (510 sq.ft.) approx.

FIRST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 89.4 sq.m. (963 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) A			
(81-91) B			78
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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