



**61 Hunloke Road, Holmewood, Chesterfield, S42
5RZ**

Offers In The Region Of £90,000



- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
 - 2 DOUBLE BEDROOMS
 - 3 PIECE SUITE BATHROOM
 - ON STREET PARKING

- NO CHAIN
 - SPACIOUS LOUNGE DINER
 - ENCLOSED PAVED GARDEN
 - CALL HUNTERS NOW

Attention first time buyers and property landlords!!

Offered with no upward chain.

Book your viewing quick for this very spacious two double bedroom mid terrace property in the village of Holmewood. Close to M1 junction 29, lots of village amenities, schools, and within easy reach of Chesterfield and Claycross villages.

Although the property needs a scheme of cosmetic modernisation, this property offers a great opportunity to improve its value.

The accommodation comprises a very large open plan, lounge, dining room, stairs, utility area, and kitchen to the rear elevation.

On the top floor are two double bedrooms and a spacious family bathroom.

Externally, the property offers on street parking, and to the rear is a low maintenance, enclosed paved garden with raised planters.

Gas central heating, UPVC double glazed.

Potential rental income of £600 to £650 per calendar month makes us a great opportunity as an investment for a landlord.

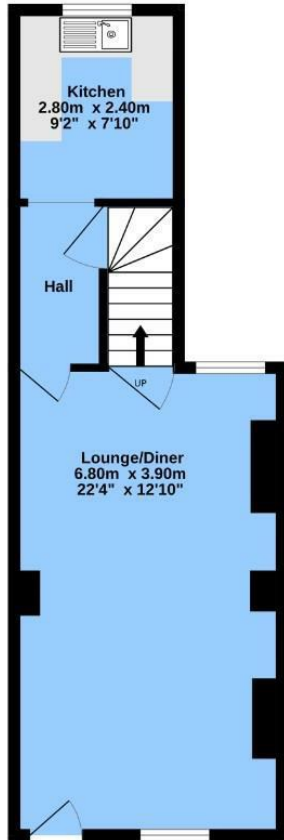
Call HUNTERS to arrange your viewing today.

North East Derbyshire County Council tax band A

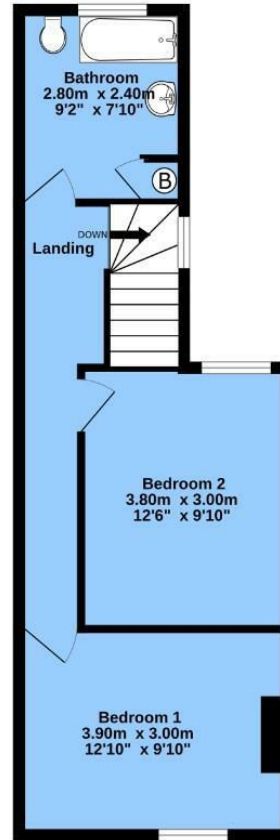
Freehold



GROUND FLOOR
37.7 sq.m. (406 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA: 76.4 sq.m. (822 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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		86
(69-80) C	64	
(55-68) D		
(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

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.



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