



## 98 Woodyard Avenue, Tapton, Chesterfield, S41 7WF

- GREAT FOR FIRST TIME BUYERS
  - MODERN THROUGHOUT
  - PARKING FOR 2 CARS
  - EPC B - super energy efficiency!
- Downstairs WC, Contemporary decoration
- NO CHAIN
- LOW MAINTENANCE GARDEN - with private patio courtyard
- TAX BAND A
- Modern open plan living, integrated appliances
- MUST BE SEEN!

**Offers In The Region Of £200,000**

**HUNTERS®**

HERE TO GET *you* THERE

Attention of first time buyers and landlords! You just have to take a look at this fantastic two bedroom starter home located in the recently completed and very popular development of the WATERSIDE QUARTER located just off Brimington Road in Tapton.

The property has an ideal location just minutes walk from Chesterfield train station, Chesterfield town centre and Canal walks.

This property has been designed for modern living with low maintenance, outdoor enclosed patio area and all the benefits you expect from a modern built property!

Upon entering the property you walk into the open plan ground floor accommodation that offers lots of natural light and space.

The living area has plenty of space for all the furniture you need, with the lounge area opening through to the spacious kitchen dining area. The kitchen has integrated appliances including oven, microwave, hob, fridge & freezer.

Tucked away in the corner of the room is a downstairs toilet/cloakroom that provides a really useful space for storing any domestic appliances.

The modern feel continues on the first floor where spacious landing gives access to the two bedrooms and the bathroom. There are two additional storage areas on the landing.

The bathroom is tastefully decorated and comprises a bath with shower over, toilet and wash hand basin.

Externally, the property boasts two parking spaces. A gate opens into the patio garden that offers a good degree of privacy.

Being a modern build, the property is very efficient with a great EPC, double glazed windows and gas central heating.

Offered without any chain, this property is one that you've simply have to view! Call Hunters today!

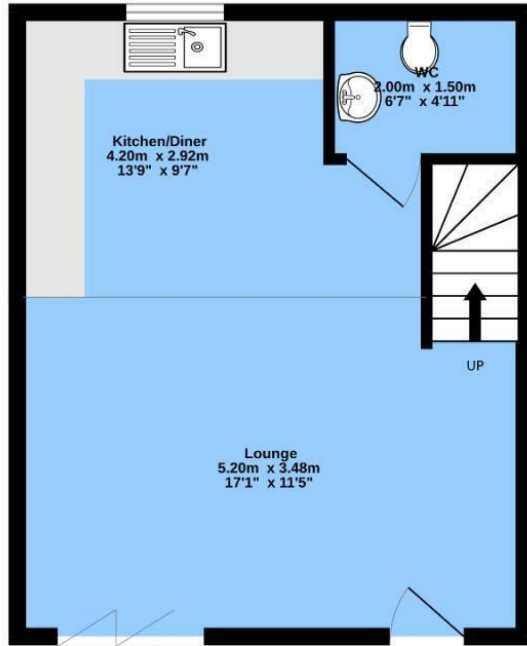
**DIRECTIONS:** for SatNav users please use S41 7UZ - this will take you to Brimington Road & Woodyard Avenue is accessed off of Laver Drive, S41 7WA.

Freehold, Tax Band A, EPC Rating B.

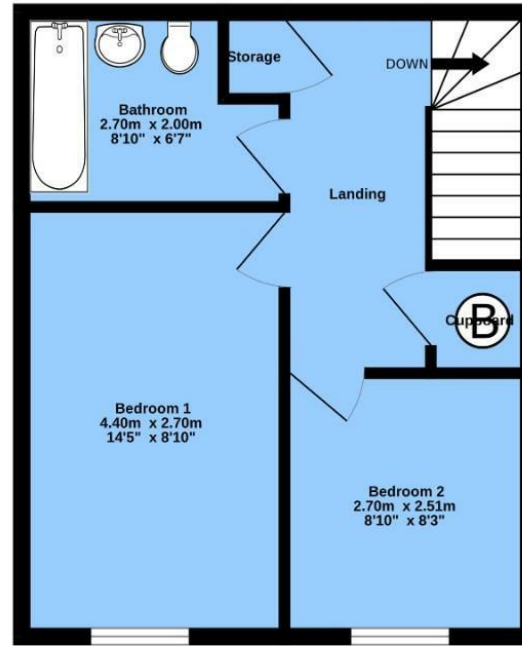




GROUND FLOOR  
33.3 sq.m. (358 sq.ft.) approx.



1ST FLOOR  
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA: 66.5 sq.m. (716 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.

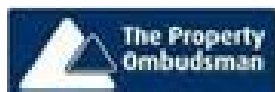
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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

### 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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