



## 17 Levens Way, Newbold, Chesterfield, S41 8HZ

- NO CHAIN
- POPULAR LOCATION
- FOUR BEDROOM
- SEMI DETACHED
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN

**Guide Price £240,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**\*\*REDUCED TO A GUIDE PRICE OF £240,000 TO  
£250,000\*\***

**NO CHAIN - EXTENDED - FOUR BEDROOM SEMI IN  
NEWBOLD.**

Situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy & St Mary Catholic High School.

Ready to move straight into & add your own stamp to, this property comprises:- entrance hall, bay windowed lounge, breakfast kitchen, extended "multi use room" at the rear, utility room & downstairs WC.

On the first floor are four well proportioned bedrooms (one with fitted wardrobes) & combined family bathroom / WC.

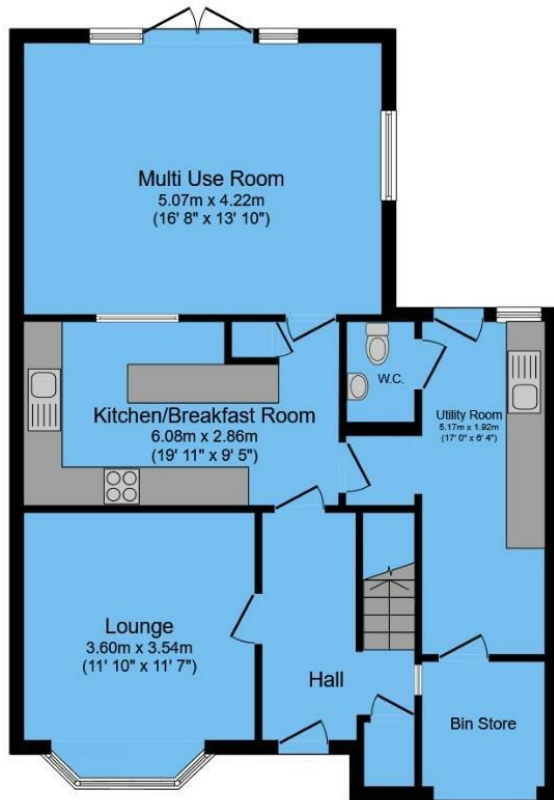
Outside sees off road parking for two cars, outside bin store & enclosed rear garden for a variety of different uses.

Gas central heated, uPVC double glazed & plenty of storage throughout the house.

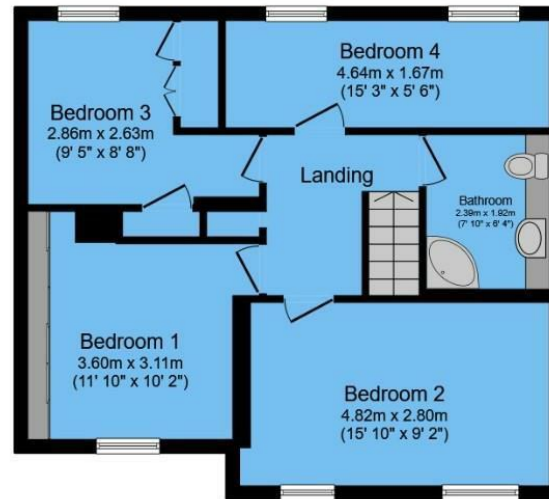
**FREEHOLD - COUNCIL TAX BAND B.**







**Ground Floor**



**First Floor**

## 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		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

Total floor area 136.0 m<sup>2</sup> (1,464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.



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