

SOLD

subject to contract



1 Rodsley Close, Holme Hall, Chesterfield, S40 4SG

- EXTENDED 4 BED END TOWN HOUSE
 - NO CHAIN
 - LOW MAINTENANCE GARDENS
- SOLD AS SEEN
- VERY SPACIOUS
- VIEW NOW

Offers In The Region Of £160,000

HUNTERS®

HERE TO GET *you* THERE

Looking for a really large family property? Then look no further... it's even BAND A Council Tax!

Located in the popular area of Holme Hall to the west of The Chesterfield town centre is this EXTENDED four bedroom end townhouse located on a corner plot.

The property is available without onward chain and is sold as seen. With a relatively light refurb this would make a fantastic family property close to amenities, schools, public transport and with an easy reach of Chesterfield town centre and the Peak District.

The ground floor accommodation comprises an entrance hall giving access to the spacious lounge with dining area, and conservatory off. The Kitchen offers a wide range of grey gloss fitted units with space for appliances and a breakfast bar.

To the first floor are four bedrooms, a shower room, separate WC and ample storage areas.

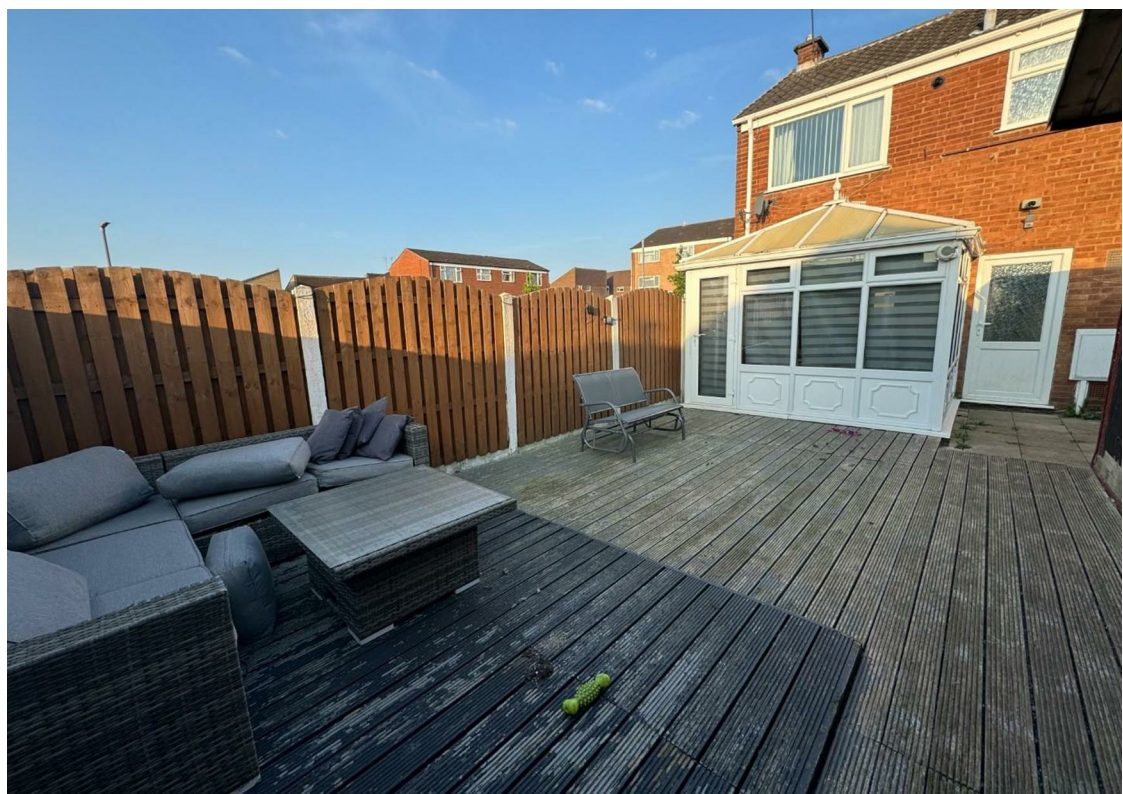
Gas central heating and UPVC double glazed.

To the rear is an attractive private patio garden with timber deck areas enclosed by fencing. There is also a brick built outbuilding.

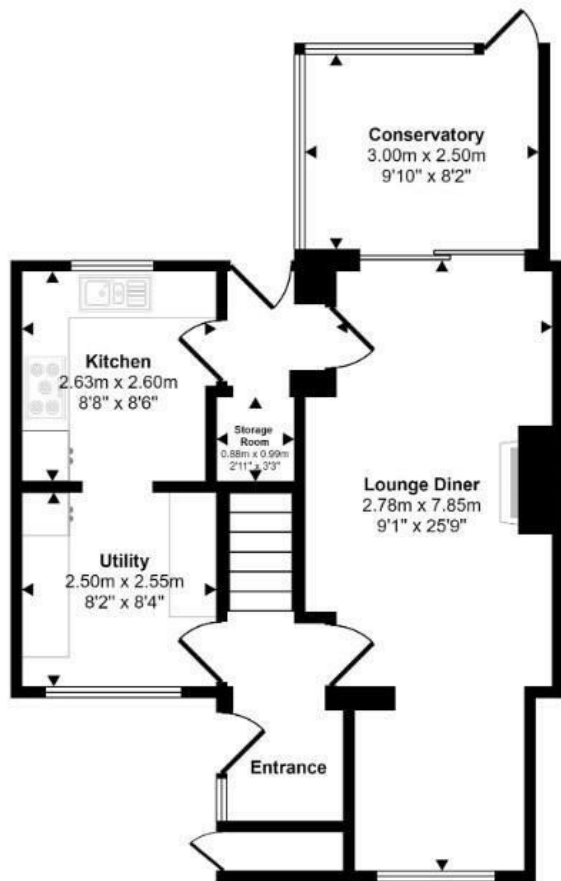
On street parking is available close by.

To arrange of viewing call Hunters today.

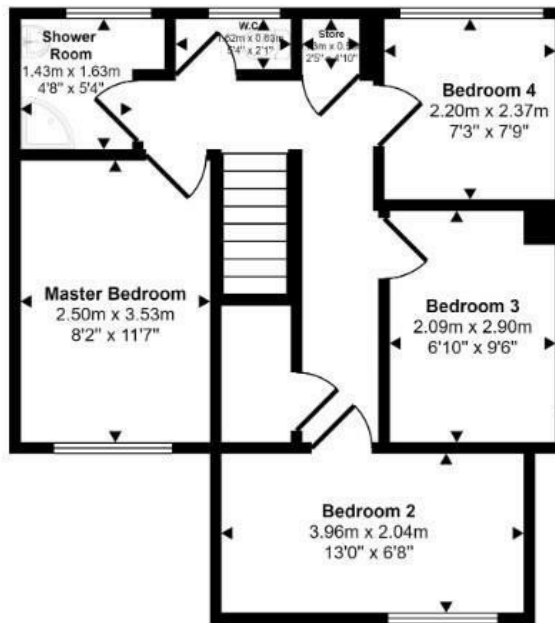




Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 53 sq m / 575 sq ft



First Floor
Approx 46 sq m / 499 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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		85
(69-80) C	72	
(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

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