

SOLD

subject to contract



17 Williamthorpe Close, North Wingfield, Chesterfield, S42 5NG

- NO CHAIN
- LARGE PLOT
- POTENTIAL TO UPDATE
- TWO BED SEMI
- DRIVEWAY PARKING
- VIEW NOW

Offers In The Region Of £115,000

HUNTERS[®]
HERE TO GET *you* THERE

LOOK AT THE PLOT SIZE - OFFERED WITH NO CHAIN - TWO BEDROOM SEMI DETACHED HOUSE.

Situated the South side of Chesterfield, North Wingfield, is handy for M1 access J29, Clay Cross & Chesterfield Town Centre, five pits trail & local amenities.

ATTENTION FIRST TIME BUYERS & INVESTORS ALIKE, OFFERING A YIELD OF 8.7% (READY RENTABLE - EICR & GAS CERTIFICATES UP TO DATE)

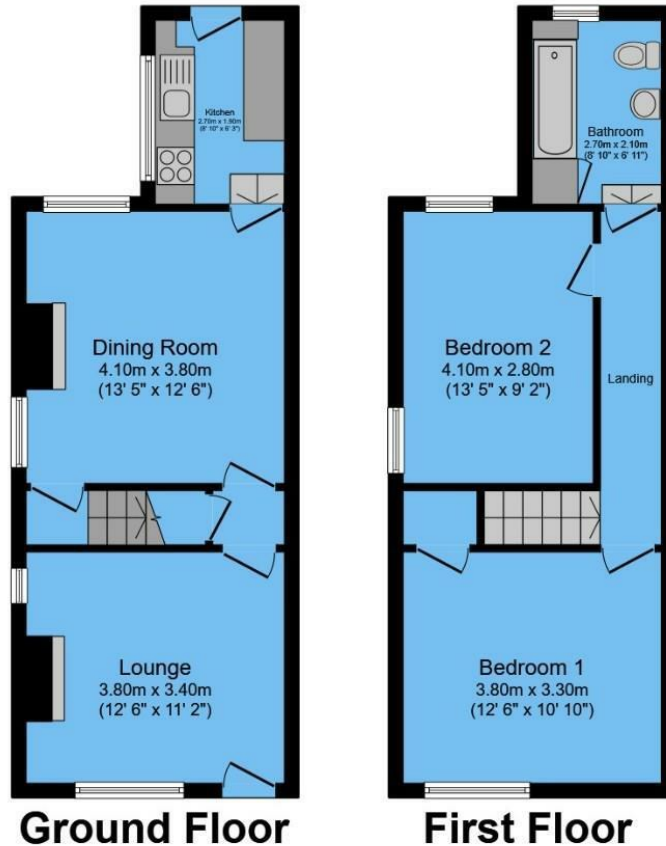
With potential to update, the property comprises two reception rooms, kitchen, two first floor bedrooms & bathroom.

On a good size plot, there is off road parking for multiple cars & gardens to side & rear.

FREEHOLD - COUNCIL TAX BAND A







Ground Floor

First Floor

Total floor area 74.5 sq.m. (802 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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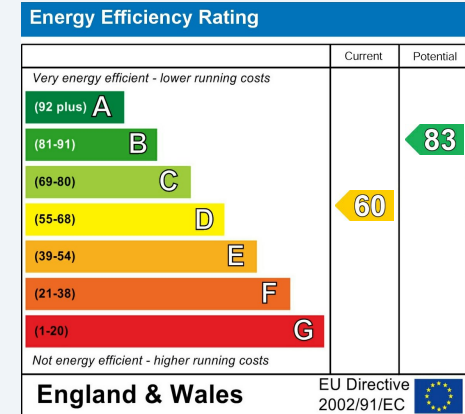
Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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.



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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