



## 10 Rodsley Close, Holme Hall, Chesterfield, S40 4SG

- NO UPWARD CHAIN
- GOOD SIZED LOUNGE
- SHOWER ROOM
- OFF STREET PARKING TO REAR
- GREAT FOR FIRST TIME BUYERS
- THREE WELL PROPORTIONED BEDROOMS
- EASY TO MAINTAIN REAR GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £160,000**

**HUNTERS®**

HERE TO GET *you* THERE



## No Chain – Ideal First-Time Buyer Home in Sought-After Holme Hall

Situated in the ever-popular Holme Hall area, this three-bedroom terraced home offers an exciting opportunity to create your perfect first home. With no onward chain, this property is ready for you to move in and make it your own.

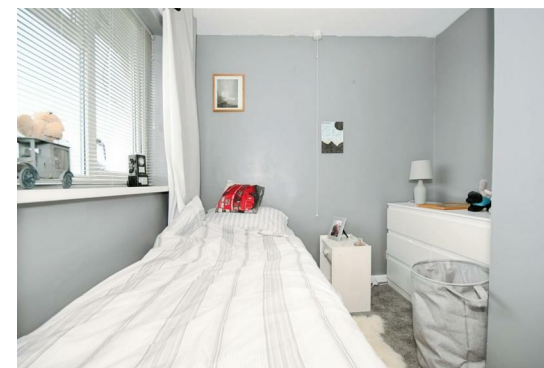
Located close to Holmebrook Valley Park, with access to beautiful local walks, excellent schools, and convenient local amenities, it's also just a short drive from the stunning Peak District – perfect for nature lovers and outdoor enthusiasts.

Inside, the property features a welcoming porch, a spacious lounge with double doors opening onto the rear garden, a kitchen, separate dining room, and a handy downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, a shower room, and a separate WC, offering a practical and family-friendly layout.

The low-maintenance rear garden provides a great outdoor space for relaxing or entertaining, with the added bonus of off-street parking at the rear.

This is a fantastic opportunity to step onto the property ladder in a well-connected and desirable location – don't miss out, call Hunters now!

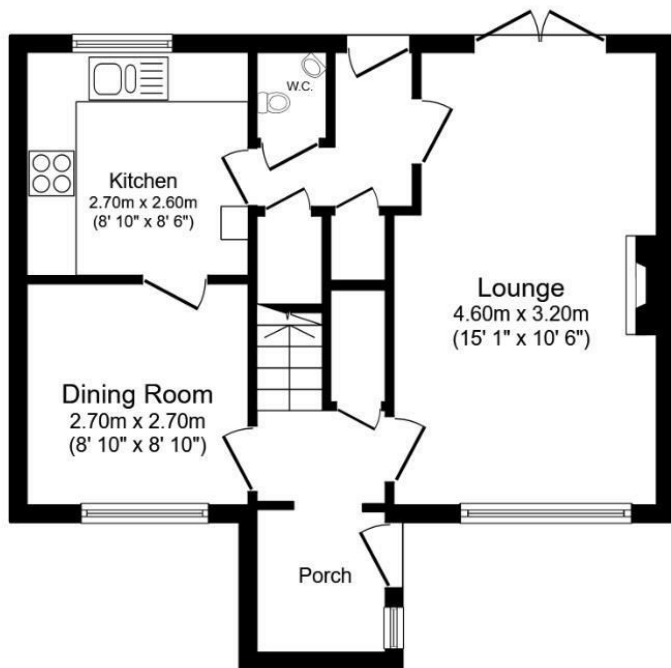
Freehold, Tax Band A, EPC Rating D.





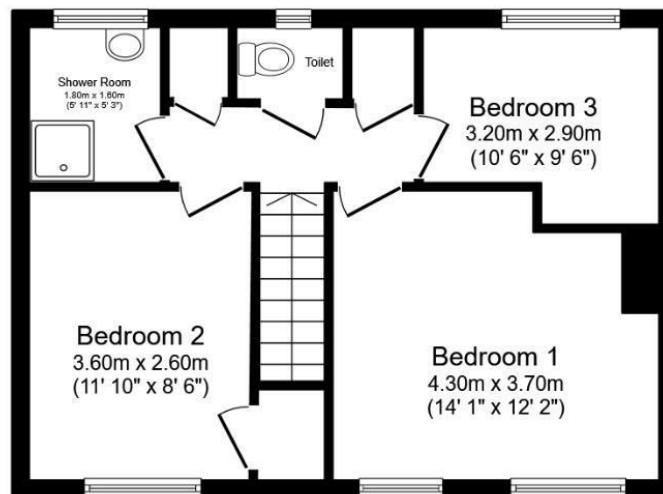






**Ground Floor**

Floor area 44.9 sq.m. (484 sq.ft.)



**First Floor**

Floor area 42.1 sq.m. (454 sq.ft.)

Total floor area: 87.1 sq.m. (937 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>59</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

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