



## 37 King Street, Brimington, Chesterfield, S43 1HU

- NOW AVAILABLE!
- NEWLY DECORATED!
- PARKING AT REAR
- GAS CENTRAL HEATED
- Working Applicants Preferred or Guarantor Essential

- 2 Double Beds
- VIEWS TO REAR
- Low Maintenance Garden
- DOUBLE GLAZED
- CALL HUNTERS NOW!!

**£750 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

**NOW AVAILABLE FOR IMMEDIATE LET!**

Located on one of the most popular streets of Brimington is this fantastic two bedroomed end of terrace - WITH FIELD / CANAL VIEWS TO THE REAR.

The property has been redecorated in 2024 with new carpets & kitchen!

The accommodation comprises: lounge, dining room & fitted kitchen.

On the first floor are TWO DOUBLE BEDROOMS & bathroom / WC.

Large driveway & low maintenance garden to the rear.

Gas central heated & uPVC double glazed.

Chesterfield Borough Council - Band A.

Working applicants preferred or guarantor essential  
Sorry so pets or smokers.

**CALL HUNTERS TO BOOK YOUR VIEWING NOW**  
Calls Taken 24/7

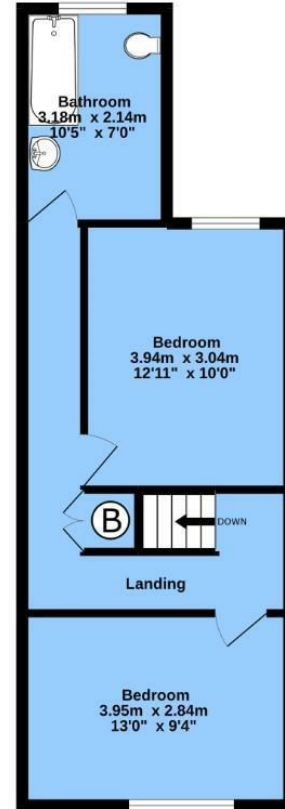
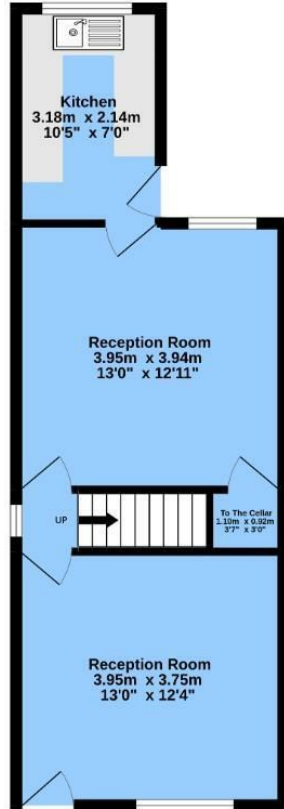
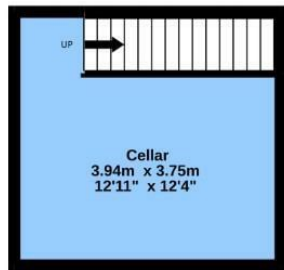




BASEMENT  
14.8 sq.m. (159 sq.ft.) approx.

GROUND FLOOR  
40.8 sq.m. (439 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA: 96.4 sq.m. (1037 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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 Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 541253 Email:  
Chesterfieldlettings@hunters.com <https://www.hunters.com>