

62 Old Hall Road, Brampton, Chesterfield

£750 Per Month

HUNTERS®

HERE TO GET *you* THERE

- 2 bed terraced property
- Lounge, Fitted Kitchen Diner
- Large bathroom - with double shower enclosure and separate bath
 - On street parking around the corner on New Hall Road
 - Working applicants preferred or guarantor essential.

- Full refurbished in 2024
 - 2 bedrooms
 - Gas central heating & uPVC double glazed
- Ideal for public transport, easy access to Brampton amenities
- Sorry, no pets or smokers.

Viewing is highly recommended at this fully refurbished two bedroom terrace property in the popular area of Brampton. Close to all the great amenities, bars and restaurants in Chatsworth Road and minutes drive from Chesterfield town centre and Peak District.

Refurbished in 2024 the property comprises-

Lounge with feature fireplace, lounge fitted kitchen dining room, with integrated oven hob and extract hood. Space for a fridge freezer and the washing machine. Also having a large stairs storage area.

To the first floor are two large bedrooms and the large bathroom which comprises a double shower cubicle and a separate bath.

Gas central heating and UPVC double glazed.

On street parking is close by just around the corner on New Hall Rd.

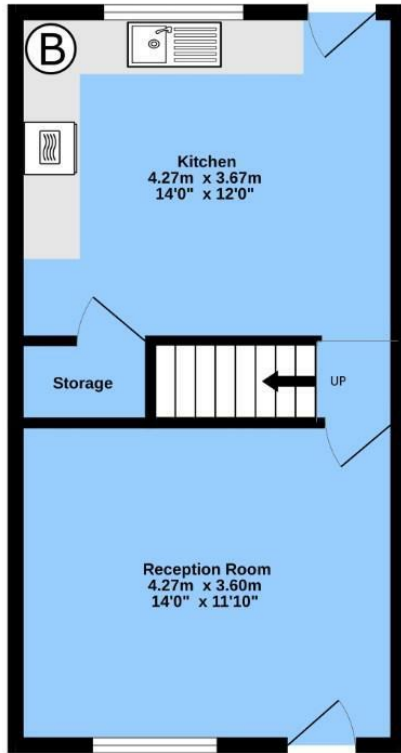
Low maintenance rear yard and enclosed by fencing.

Working applicants preferred or guarantor essential.

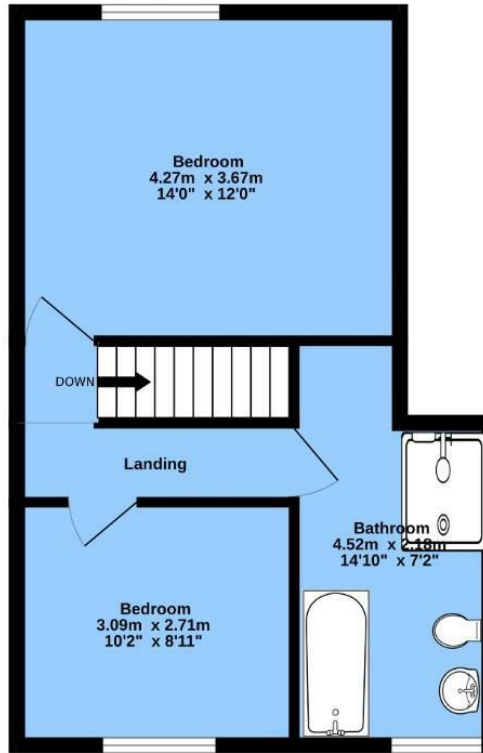
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GROUND FLOOR
35.0 sq.m. (376 sq.ft.) approx.



1ST FLOOR
38.6 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA: 73.5 sq.m. (792 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 5/2024

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			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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

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.



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