



**90 Old Hall Road, Brampton, Chesterfield,  
Derbyshire**

**£675 Per Calendar Month**

**HUNTERS®**

HERE TO GET *you* THERE

- 3 bed terraced property
- Lounge, Dining Room
- 3 bedrooms - (bed 3 has a built in child sized cabin bed)
- Family bathroom
- Working applicants preferred or guarantor essential. SORRY NO PETS OR SMOKERS

- AVAILABLE NOW
- Fitted Kitchen
- Gas central heating & uPVC double glazed
- Low maintenance rear yard with built in seating area

Located in the popular area of Brampton is this 3 bed mid terraced property.

**AVAILABLE NOW** - the accommodation comprises on the ground floor - **LOUNGE, DINING ROOM, KITCHEN.**

On the 1st floor are 3 bedrooms and a bathroom. Please note one of the rooms is quite small & has a built in cabin bed base - so is really only suitable for a child.

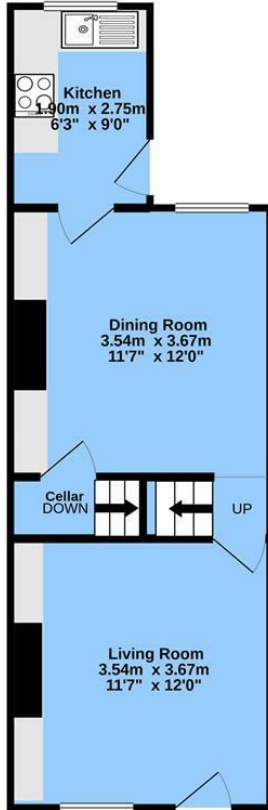
Gas central heating, uPVC double glazed.

Parking is limited & available on street only. To the rear is a small yard area designed for low maintenance with outdoor seating.

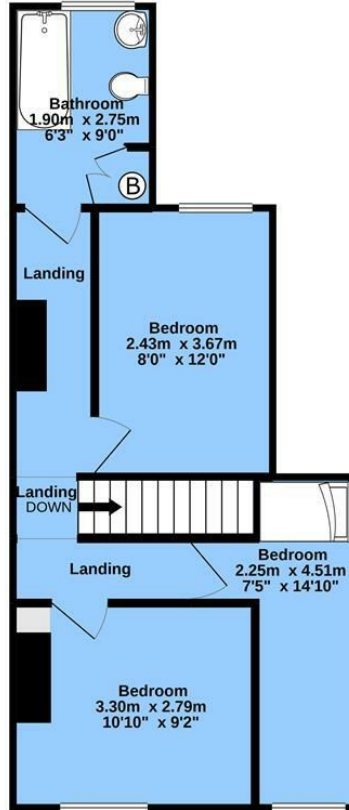
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GROUND FLOOR  
33.1 sq.m. (357 sq.ft.) approx.



1ST FLOOR  
38.2 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 71.4 sq.m. (768 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>		
(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

## 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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