



36 Storforth Lane, Hasland, Chesterfield, S41 0PW

- Great location in Hasland - AVAILABLE NOW
 - Entrance hall, Lounge, Dining Room
 - 2 Double bedrooms - Large bathroom
- Working applicants preferred or guarantor essential. SORRY - NO PETS OR SMOKERS.
- 2 Bed semi detached
- Fitted kitchen & cellar
- Gas central heating & uPVC double glazed
- Driveway Parking for 1 small car. Other on street parking available.

£725 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

Located in the popular area of Hasland is this 2 bed semi detached property with driveway parking.

The spacious accommodation comprises - Entrance Hall, Lounge, Dining Room & Kitchen. There is also a cellar for storage.

On the 1st floor are 2 double bedrooms & a family bathroom.

Gas central heating & uPVC double glazed.

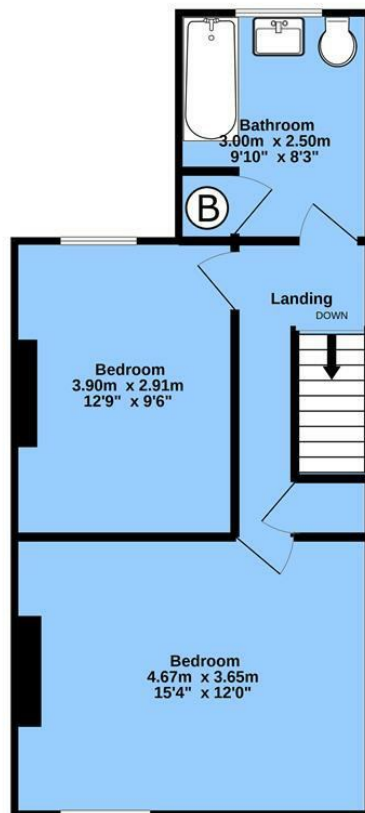
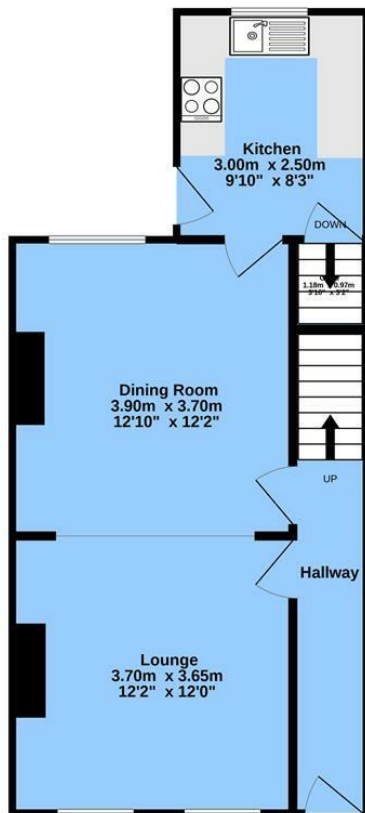
Rear garden with lawn.

Working applicants preferred or guarantor essential.
SORRY - NO PETS OR SMOKERS.



GROUND FLOOR
41.8 sq.m. (450 sq.ft.) approx.

1ST FLOOR
41.9 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 83.8 sq.m. (901 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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