



13 Riverside Crescent, Holymoorside, Chesterfield

- Delightful Derbyshire Village location - 2 Bed Semi detached with garage
 - Available now
- On the 1st floor are 2 double bedrooms and a modern 3 piece bathroom
 - Private gardens to front and rear, with gardener included!!!
 - INSPECTION ESSENTIAL - call or email Hunters to view
- Close to the Peak District, yet minutes travel to fantastic amenities on Chatsworth Road.
 - Lounge, Dining Room , Conservatory/Garden Room and a fitted kitchen. Downstairs WC
 - Gas central heating, uPVC double glazed.
 - Driveway and garage. Views over field to the rear.
 - Working/retired applicants preferred or guarantor essential. Sorry no pets or smokers.

£875 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

Holymoorside property available for immediate occupation!

This beautiful 2-bedroom semi-detached home is located in a rural Derbyshire village of Holymoorside, offering easy access to the stunning Peak District and a small drive from the local amenities of Chatsworth Road and Chesterfield. The property has been updated to a high standard, including a modern kitchen and bathroom.

The accommodation includes a welcoming entrance hall, an spacious lounge which opens into the dining area. A versatile conservatory/garden room with open views to the maintained garden and overlooking the fields. The fitted kitchen and downstairs WC complete the ground floor. Upstairs, you'll find two spacious double bedrooms fitted with storage and furniture alongside the modern, three piece family bathroom.

The property benefits from gas central heating, uPVC double glazing, and private gardens to the front and rear —maintained by the landlord. A driveway and garage provide ample parking and storage alongside the property.

Available now!

Working or retired applicants preferred, of guarantor essential.

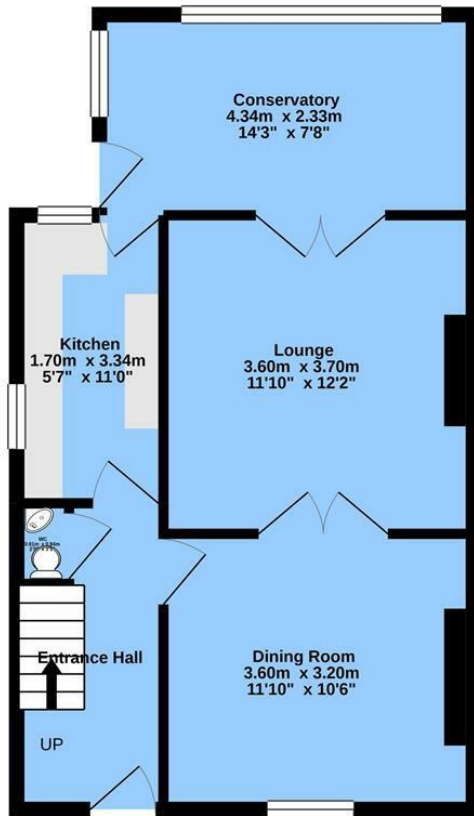
Sorry, no pets or smokers.

Contact Hunters today to arrange a viewing.
Calls answered 24/7

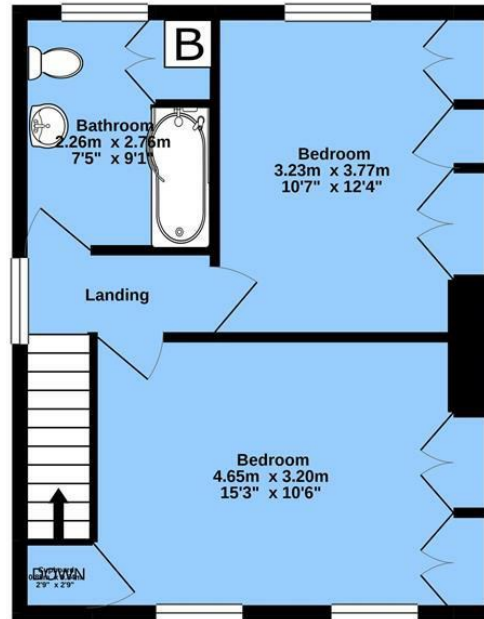




GROUND FLOOR
46.0 sq.m. (495 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.




TOTAL FLOOR AREA : 83.6 sq.m. (900 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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