



## 222 Sheffield Road, Chesterfield

- Superb 3 bed property - split over 3 floors
  - Entrance hall, Lounge
- Gifted furniture can be removed if required. Downstairs WC
  - Must be seen!
  - Sorry no pets or smokers.
- Gardens to front & rear - 2 parking spaces to the rear
- Fitted Kitchen with oven, hob & fridge freezer. Washing machine gifted.
- 2 bedrooms to mid floor with family bathroom, primary bedroom to top floor with en suite
- Working applicants preferred or guarantor essential
  - AVAILABLE NOW - call Hunters to view

**£900 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE



**\*\*AVAILABLE NOW\*\*OFF ROAD PARKING SPACES FOR TWO CARS  
TO THE REAR\*\***

Take a viewing at this **THREE BEDROOM** semi detached property set over three floors

Spacious and modern with front and rear gardens and allocated off road parking for two cars in a communal car park to the rear.

Situated in a popular area in close proximity to all the local amenities, schools, supermarkets, bars and restaurants and only a short walk/drive into Chesterfield Town Centre. Ideally placed for access to the M1 motorway network, Royal Hospital, Train Station and College.

The ground floor comprises: entrance hallway, spacious lounge, modern kitchen/diner with integrated fridge freezer, four ring gas hob and electric oven, uPVC French doors leading to the rear garden and a downstairs w.c/cloakroom. Gifted washing machine & table & chairs can be removed if necessary

The first floor comprises; bedroom two being a double with built in storage cupboard and views over the rear garden, modern family bathroom with a white three piece suite with bath and overhead shower, bedroom three being a single.

The second floor comprises: principal bedroom with with built-in wardrobes and an en-suite shower room.

The the rear is a fully enclosed west facing garden with lawn and patio with gated pathway to the front and gated access to the two allocated off road parking spaces in the communal car park.

To the front the property is set back from the road with a garden and wall.

uPVC Double Glazing and Gas Central Heating.

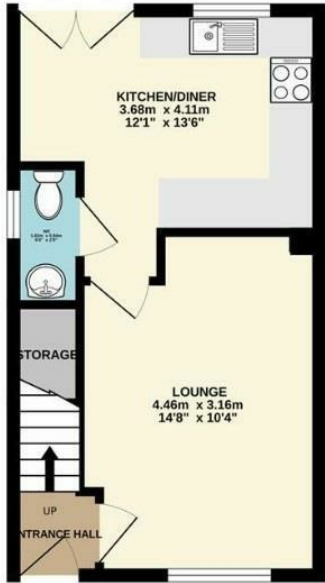
Gifted washing machine & furniture can be removed if necessary  
Working applicants preferred or guarantor essential.

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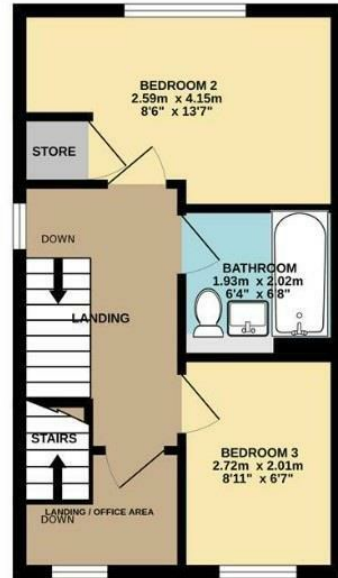




GROUND FLOOR  
29.2 sq.m. (314 sq.ft.) approx.



1ST FLOOR  
30.1 sq.m. (324 sq.ft.) approx.



2ND FLOOR  
19.3 sq.m. (208 sq.ft.) approx.



TOTAL FLOOR AREA : 78.6 sq.m. (846 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) <b>A</b>		90
(81-91) <b>B</b>	79	
(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.



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