



## 8 Yarncliff Close, Chesterfield

- Now Available
- 3 Bedroom Property
- Large living room & separate dining area
- GSC & UPVC Double glazed
- Sorry no pets or smokers
- For imitate occupation
- 3 Well proportioned bedrooms
- Patio doors to private garden
- Working applicants preferred or guarantor essential
- Call Hunters to view now!

**£825 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Now Available - For immediate occupation!

Located in a quiet cul-de-sac, this well-presented three-bedroom property offers comfortable living in a convenient part of Chesterfield. The home is ideal for a professionals and families.

Yarncliff Close is well situated for access to nearby shops, schools, and regular bus routes. Chesterfield town centre is also just a short distance away, offering further amenities and transport links.

The accommodation comprises:-

**GROUND FLOOR** - Two open entrance halls on both sides with store cupboard, opens through to the suitable fitted Kitchen opening to a dining area - The property also boasts a large living area with fireplace features and double doors opening to the patio.

**FIRST FLOOR** - 3 well proportioned bedrooms, plenty of extra storage and a 3 piece bathroom, with wet room features!

Externally the property has a private patio to the front and an open large garden area to the back which is periodically maintained.

Gas central heating & uPVC double glazed

Space for one car in the front driveway alongside two external storage areas!

Council tax band A.

Working applicants preferred or guarantor essential. Sorry no pets or smokers.

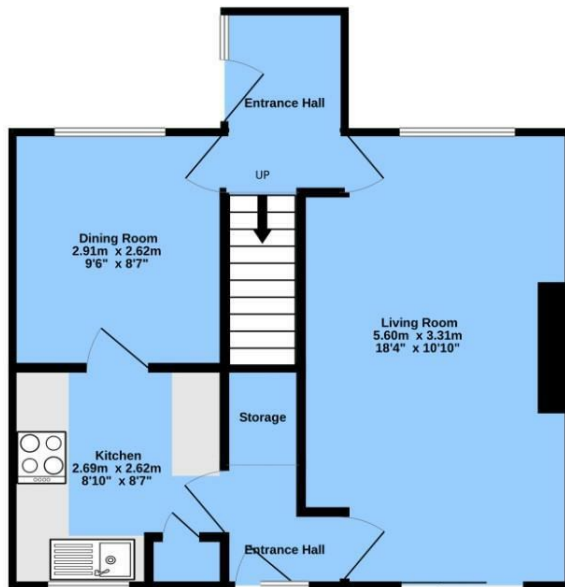
Contact Hunters now to view!  
Calls answered 24/7



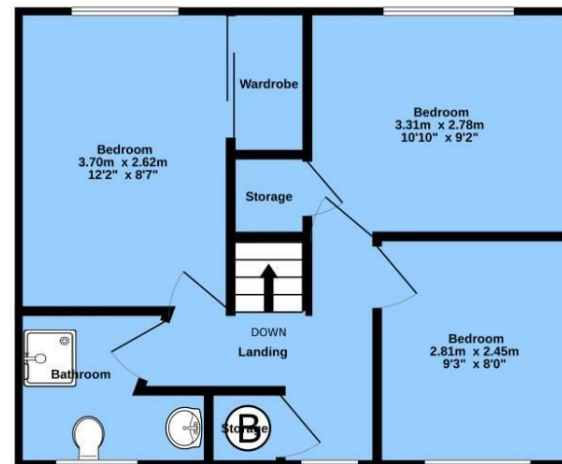




GROUND FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



1ST FLOOR  
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 78.6 sq.m. (846 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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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