



## 1a William Street, Stonegravels, Chesterfield

- Really well presented 2 bed semi detached
  - Modern Kitchen Diner
- Rear yard, storage & lawned garden
  - Modern bathroom
  - MUST BE VIEWED
- Refurbished in recent years
  - Lounge
  - On street parking
  - GCH & uPVC double glazed
- Working applicants preferred or guarantor essential. Sorry no pets or smokers

**£850 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Located in the popular area of Stongravel - just off Sheffield Road and within easy reach of the Town Centre, Rail station and bus routes.

Loads of amenities close by too - making this a great home!

2 double bedroom Semi detached property -  
**AVAILABLE NOW**

Recently refurbished in recent years - the property comprises:-

Modern Kitchen diner with cooking appliances.  
Lounge.

2 Double bedrooms & modern bathroom.

Gas central heating & uPVC double glazed.

Rear yard with storage and lawned garden.

**WORKING APPLICANTS PREFERRED OR  
GUARANTOR ESSENTIAL**

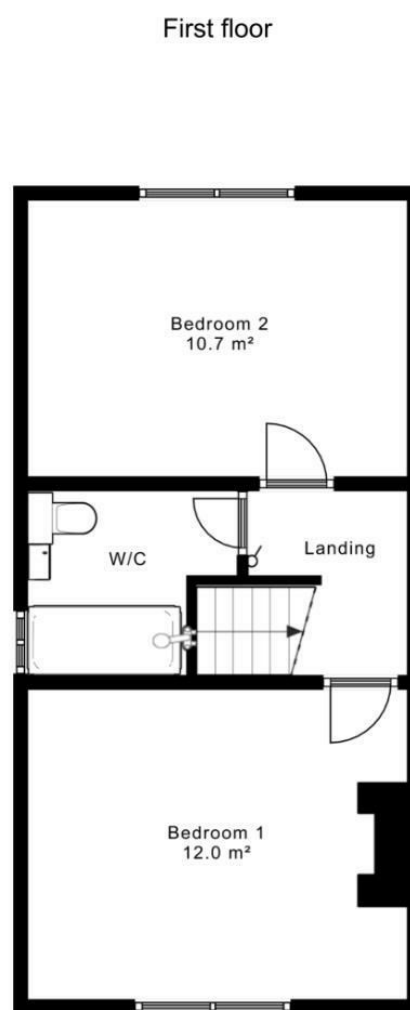
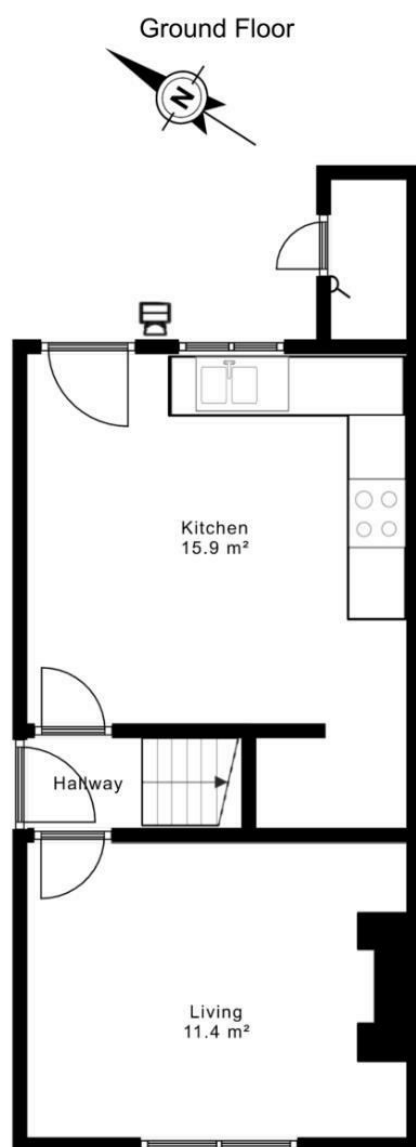
Sorry no pets or smokers.

Chesterfield BC A









## 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>                            |                                                                                                             | <b>80</b> |
| (55-68) <b>D</b>                            | <b>65</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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