

## 33 Henry Street, Grassmoor, Chesterfield, S42 5AT

- Two double bedrooms
- Utility/conservatory and downstairs w/c
- Fitted kitchen
- Sorry no pets or smokers considered
- Enclosed rear garden
- Close to local Amenities
- Gas central heating & uPVC double glazed
- 2 Double bedrooms
- On street parking. On street parking
- Working applicants preferred or guarantor essential..

**£750 Per Calendar Month**

**HUNTERS®**

HERE TO GET *you* THERE



Well presented two double bedroom terrace in Grassmoor, Chesterfield. This property boasts a spacious living area and enclosed rear garden. Situated within walking distance to local amenities.

The property comprises:- Front entrance door leading into the lounge/diner, fitted kitchen, conservatory/utility area and a downstairs w/c. From the utility area there is an external door leading onto the enclosed rear garden.

The stairs lead up from the lounge/diner up to the first floor where there is access to two double bedrooms and a family bathroom.

There is access from the road to the rear via a gate.

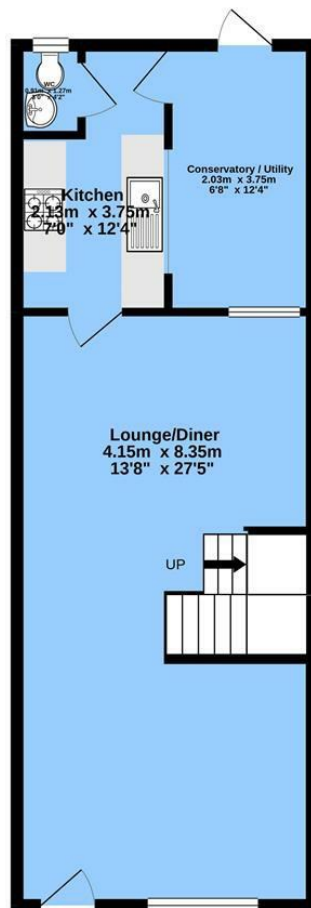
Gas central heating & uPVC double glazed. On street parking.

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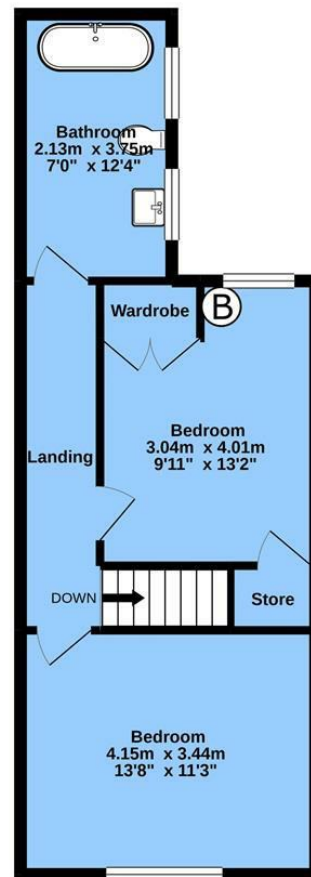




GROUND FLOOR  
50.3 sq.m. (541 sq.ft.) approx.



1ST FLOOR  
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 93.0 sq.m. (1001 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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## 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.



## 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>79</b>
(55-68) <b>D</b>	<b>64</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

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