



30 Hoole Street, Hasland, Chesterfield

- 2 bed terraced house
- Downstairs WC & family bathroom & En suite to bedroom 1
- 2 reception rooms
- On-street parking available
- Ideal for local schools, Available immediately
- Fully renovated in recent years
- MUST BE VIEWED
- Enclosed rear garden
- Close to Chesterfield & M1
- Sorry no pets or smokers - Working applicants preferred or guarantor essential

£850 Per Month

HUNTERS®

HERE TO GET *you* THERE

Located in the charming community of Hasland, Chesterfield, this beautifully presented two-bedroom terraced house offers a delightful blend of comfort and style. AVAILABLE FOR IMMEDIATE OCCUPATION.

The ground floor comprises a lounge, leading through to the large open plan Kitchen Diner that comprises of a modern kitchen.

The property boasts two generously sized bedrooms, providing ample space for a couple or small family.

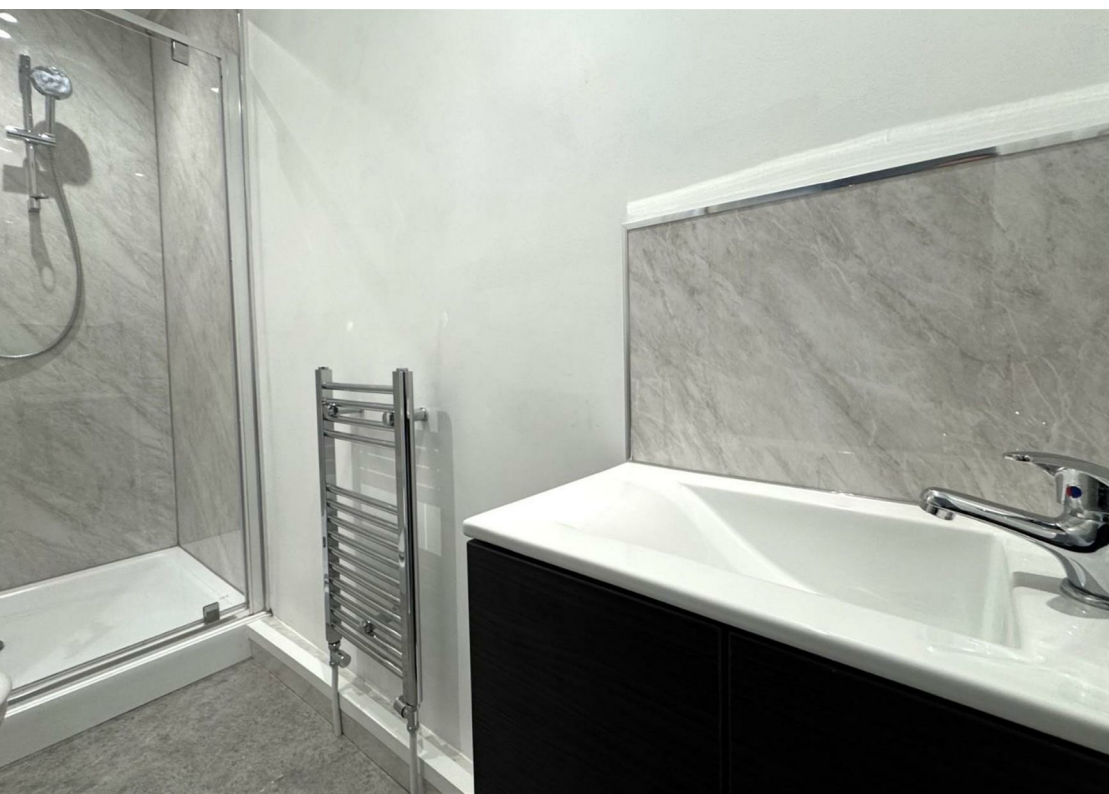
Also available are 3 modern bathrooms - a downstairs WC, a shower room to one bedroom and a full bathroom off bedroom 2.

Located on Hoole Street, this home is situated within a friendly neighbourhood, known for its strong sense of community. Residents can enjoy the local amenities and parks that enhance the quality of life in Hasland. With excellent transport links to Chesterfield and beyond, this property is perfectly positioned for those who wish to explore the surrounding areas.

This terraced house is not just a home, offering a harmonious blend of modern living in a welcoming community. This property is sure to impress with its thoughtful design and prime location. Do not miss the opportunity to make this lovely house your new home.

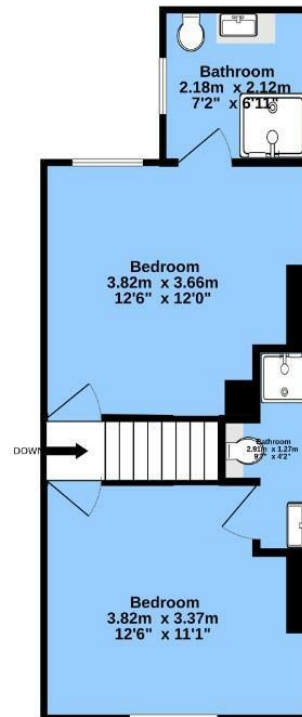
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GROUND FLOOR
40.2 sq.m. (433 sq.ft.) approx.

1ST FLOOR
33.2 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA: 73.5 sq.m. (791 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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