



259C North Wingfield Road, Grassmoor, Chesterfield, S42

- Superb amount of space is on offer here on this 2 bedroom & boxroom **5ER**
 - Has had recent modern decorations including carpets
 - Bathroom suite with shower over a bath
- 2nd bedroom is off the landing - but note it does not have a window.
 - On street parking. No external area or maintenance
- 1st floor flat that is located over a hairdressers/beauty salon
 - Large open plan Living Kitchen Room. (Cooker included)
 - Very large master bedroom with an additional room off
 - Gas central heating & uPVC double glazed
 - Working applicants preferred or guarantor essential. Sorry no pets or smokers

£650 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

VIDEO WALK THROUGH TOUR AVAILABLE ONLINE

NOW AVAILABLE! This Spacious 1st Floor Flat!

Superb amount of space is on offer here on this 2 bedroom 1st floor flat that is located over a hairdressers/beauty salon in Grassmoor.

A private entrance door and hallway has stairs rising to the 1st floor accommodation.

There is a large open plan living kitchen. (Cooker included), a bathroom suite with shower over a bath, a very large master bedroom with an additional full sized room off. This room could be used as a bedroom - but access is all through the larger room.

The 2nd additional room is off the landing - but note it does not have a window.

The property boasts excellent refurbishments - including brand new modern carpets throughout, new kitchen area flooring and has been fully decorated, making it ready or an immediate let!

Gas central heating & uPVC double glazed. On street parking. No external area or maintenance.

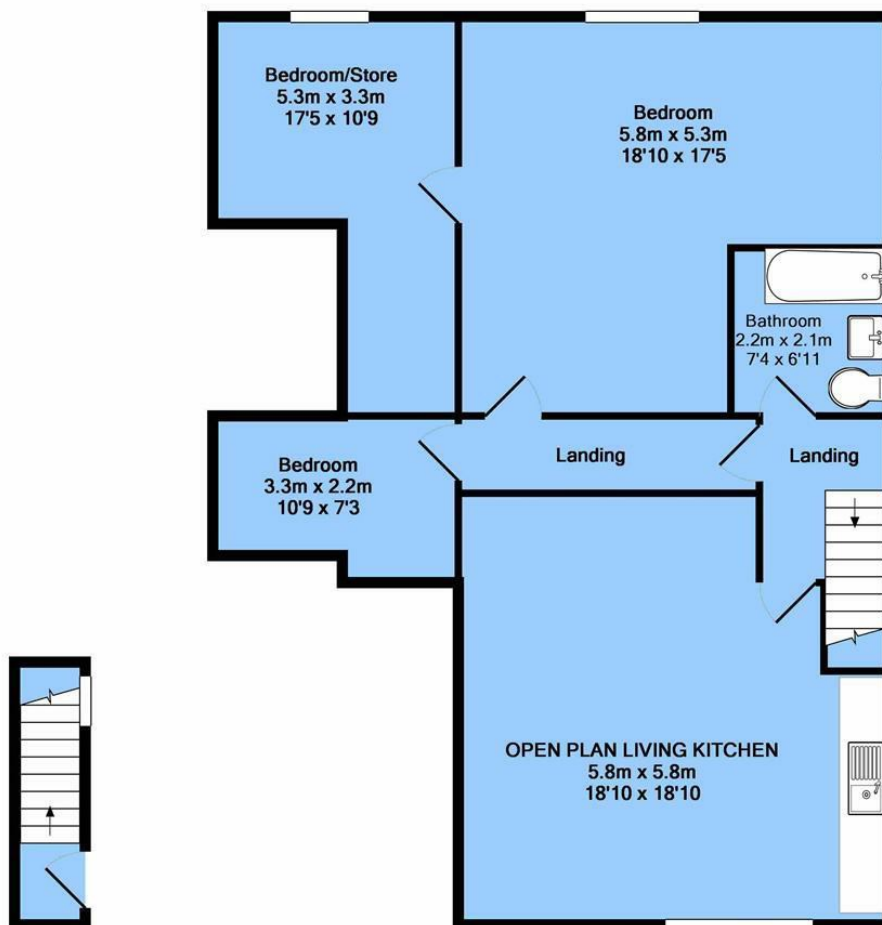
Working applicants preferred or guarantor essential. Sorry no pets or smokers

The property HAS TO BE SEEN to be appreciated!

Call Hunters Now to View!
Calls Answered 24/7







GROUND FLOOR
APPROX. FLOOR
AREA 3.3 SQ.M.
(35 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 89.2 SQ.M.
(960 SQ.FT.)

TOTAL APPROX. FLOOR AREA 92.5 SQ.M. (995 SQ.FT.)
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		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(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.



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