

65 Norwood Avenue, Hasland, Chesterfield, S41 0NJ

- FOUR BEDROOM DETACHED
- DRIVEWAY PARKING & ENCLOSED REAR GARDEN
- MODERN THROUGHOUT
- GARDEN PATIO BEING RENOVATED
- 1 small pet considered
- SOUGHT AFTER LOCATION
- EPC - D
- GCH | DOUBLE GLAZED
- Working Applicants Preferred or Guarantor Essential. Sorry no smokers.
- CALL TO VIEW NOW

£1,300 Per Month

HUNTERS®

HERE TO GET *you* THERE

**EXTENDED FOUR / FIVE BEDROOM FAMILY HOME -
AVAILABLE ASAP - IN A HIGHLY POPULAR LOCATION!**

Within easy walking distance to Hasland amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 junction, the Five Pits Trail country park and South Chesterfield Golf Club.

Well presented & modern throughout, the home comprises:- entrance hall, lounge, ground floor bedroom / snug with WC off & Kitchen patio doors out onto the rear garden.

MODERN KITCHEN will include a fully fitted oven before tenancy and currently includes a fitted dishwasher & ready to move in spaces for your own washer, dryer and fridge.

On the first floor there are three double bedrooms, one single bedroom & two combined bathrooms / WC.

Gas central heating & uPVC double glazed.

Outside sees driveway parking for multiple cars & enclosed rear garden with storage - Rear patio currently being FULLY RENOVATED ready for December.

Council tax band D under Chesterfield Borough Council.

Working applicants preferred or guarantor essential & no smokers.

1 small pet considered.

**MUST VIEW - VIEWINGS BY APPOINTMENT ONLY -
CALL HUNTERS NOW TO BOOK YOURS!**

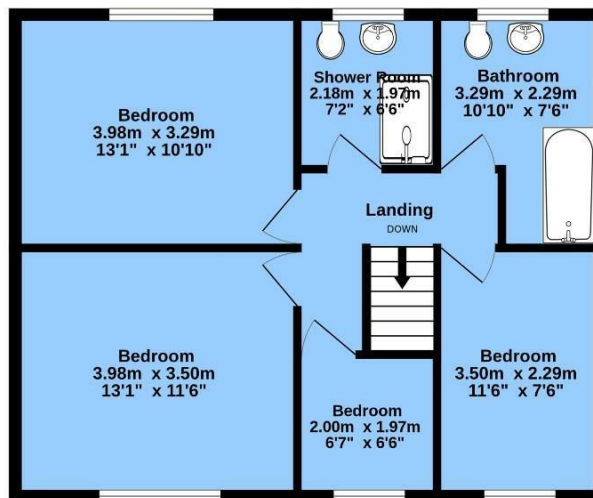




GROUND FLOOR
57.2 sq.m. (616 sq.ft.) approx.



1ST FLOOR
56.0 sq.m. (602 sq.ft.) approx.



TOTAL FLOOR AREA : 113.2 sq.m. (1219 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	74
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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