



## 41 New Hall Road, Chesterfield

- Super 2 bed terraced property
- On street parking
- Fitted Kitchen, Downstairs bathroom
- Low maintenance rear garden
- Sorry no pets or smokers
- Great location - close to schools, shops, bars & restaurants in Brampton
- Lounge
- Gas central heating & uPVC double glazed
- Available now

**£775 Per Month** Working applicants preferred or guarantor essential

**HUNTERS®**  
HERE TO GET *you* THERE

Positioned on a quiet cul-de-sac, this charming mid-terraced house presents an excellent opportunity for renters to settle into a great location.

This two-bedroom period property offers a welcoming atmosphere from the moment you step inside. The spacious lounge provides a versatile living area, leading through to the fitted kitchen.

The property has a downstairs bathroom with bath & shower over.

2 large double bedroom s- with fitted wardrobes to bedroom 1.

Outside, the low maintenance rear garden offers the perfect outdoor space for relaxing.

Ideally positioned in the sought-after neighbourhood of Brampton, within just a short distance of local amenities, a wealth of shops, bars, and restaurants, walking distance from the town centre, good transport links, renowned schools and local parks, and a short drive away from the Peak District National Park.

Energy Rating - D, Tenure: Freehold

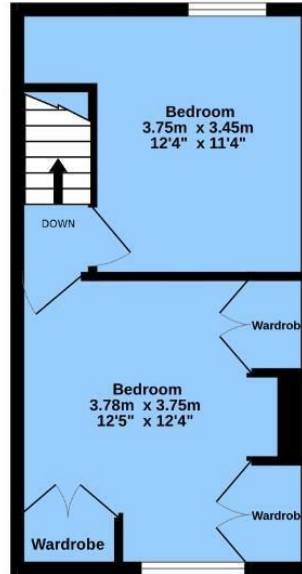
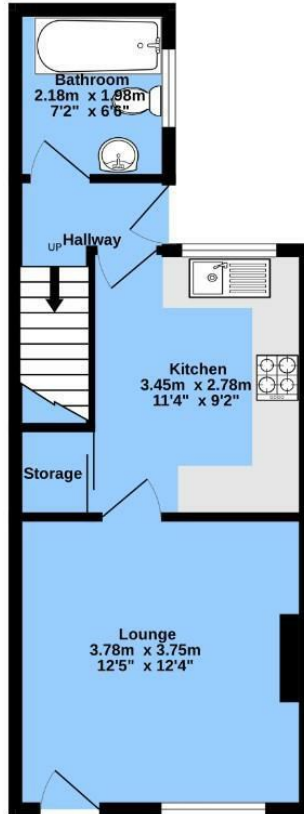
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GROUND FLOOR  
33.0 sq.m. (355 sq.ft.) approx.

1ST FLOOR  
26.6 sq.m. (288 sq.ft.) approx.



TOTAL FLOOR AREA : 59.8 sq.m. (644 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) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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