



17 Bridge Street, New Tupton, Chesterfield

- Now Available for Immediate Occupation
- Open Plan Kitchen and Living Areas
- Landscaped Garden
- Sorry no pets or smokers
- Must Be Seen!
- 2 Bedroom Semi Detached Property
- 3 Piece Modern Bathroom
- Driveway Parking & Garage
- Working applicants preferred or guarantor essential
- Call Hunters To View!

£825 Per Month

HUNTERS®

HERE TO GET *you* THERE

Now available... a charming two-bedroom semi-detached home on Bridge Street, New Tupton.

Take a look at this well-presented property offering an inviting open-plan living space with a cosy cottage-style aesthetic. The ground floor also benefits from a semi open-plan kitchen with fitted units, an oven, and space for a plumbed appliance. Useful storage space can also be found in the living area.

To the first floor are two good-sized bedrooms, including an additional storage area in the front bedroom, along with a refurbished modern three-piece bathroom with shower over bath.

Outside, the property enjoys a landscaped rear garden, along with a driveway and garage to the side.

EPC Rating: D
Council Tax Band: A

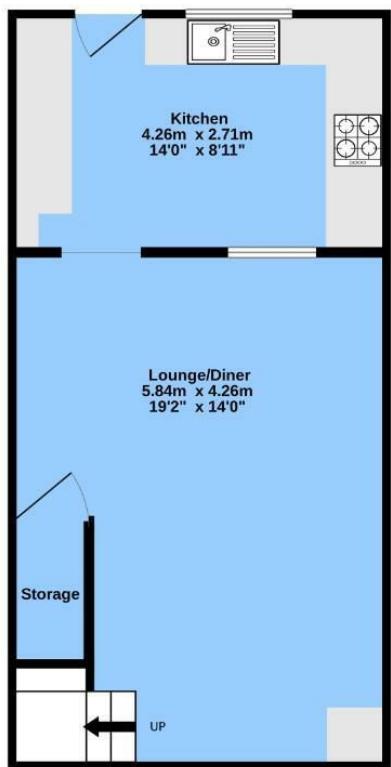
Working applicants preferred or guarantor essential.
Sorry, no pets or smokers.

A must see – Call Hunters now to arrange your viewing.
Calls answered 24/7.

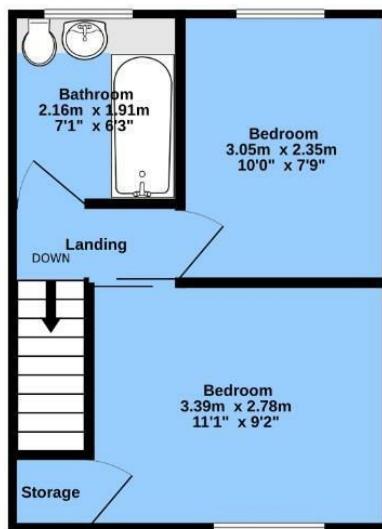




GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.



1ST FLOOR
24.9 sq.m. (268 sq.ft.) approx.



TOTAL FLOOR AREA: 61.3 sq.m. (660 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

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