



## 33 Hollin Hill Road, Clowne, Chesterfield, S43 4AX

- 2 BED + 2 ATTIC ROOMS
- CAN BE SOLD WITH NEXT DOOR
- ALL MAINS CONNECTED
- RURAL LOCATION
- ON ROAD PARKING
- NO CHAIN

**Offers In The Region Of £109,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

\*\*\*ON THE MARKET TO BE SOLD - REDUCED FOR A QUICK SALE\*\*\*

OFFERED WITH NO CHAIN - TWO BEDROOM SEMI DETACHED HOUSE WITH TWO ATTIC ROOMS!

Located on the charming Hollin Hill Road in Clowne, Chesterfield, this delightful semi-detached house offers a perfect blend of character and with a rural charm. Dating back to before 1900, the property boasts a rich history and the opportunity to make your own mark on this spacious home.

**\*A HOME TO MAKE YOUR OWN & PRICED ACCORDINGLY\***

The property comprises:- lounge, inner hall with side porch providing access to the rear garden, kitchen / diner to the rear of the ground floor.

The first floor has the second bedroom & MODERN bathroom to the rear, bedroom one to the front with the stairs rising to the attic rooms.

Outside provides on street parking & rear garden with outbuilding.

This home would make a great starter home or investment - we believe this property would rent out at £800 per month (A BRILLIANT 8.3% YIELD!)

DONT MISS OUT ON VIEWING - VIEWINGS BY APPOINTMENT ONLY

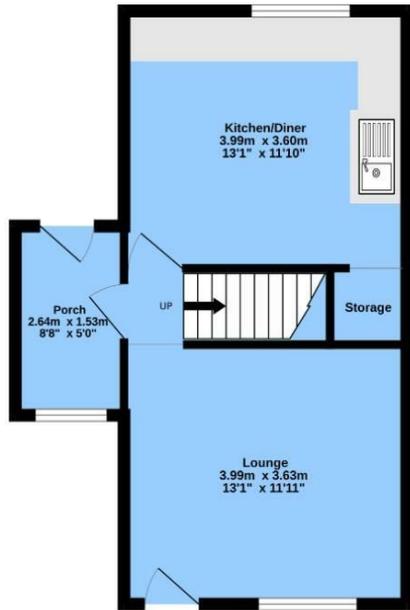
FREEHOLD | COUNCIL TAX BAND A

For those interested in further possibilities, the property can be acquired separately or in conjunction with the adjoining 3 bedroom house that has 1.25 acres, offering even more options for expansion or investment. This is a rare opportunity to own a piece of history with modern potential in a desirable location. Don't miss your chance to explore the possibilities this property has to offer.

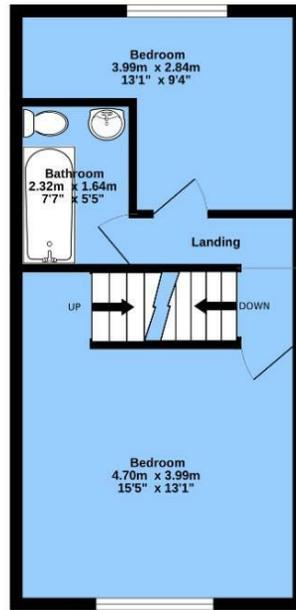




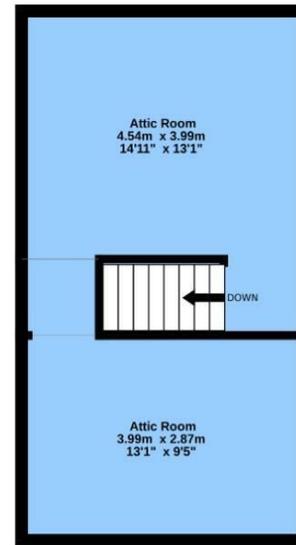
GROUND FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



1ST FLOOR  
33.1 sq.m. (356 sq.ft.) approx.



2ND FLOOR  
29.6 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 99.9 sq.m. (1075 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			89
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
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 Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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