



22 Chapel Road, Grassmoor, Chesterfield, S42 5EL

- NO CHAIN
- TERRACE HOUSE
- IDEAL INVESTMENT - 8% YIELD
- TWO BEDROOMS
- FIRST TIME BUYER HOME
- SOUTHERLY FACING REAR GARDEN

Offers In The Region Of £110,000

HUNTERS®
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - TWO BEDROOM TERRACE
HOUSE - IDEAL FIRST TIME BUYER / INVESTMENT
OPPORTUNITY!

Situated the South side of Chesterfield, Grassmoor, within popular catchment area of good schools, South Chesterfield Golf Club, local village amenities & Chesterfield Town Centre, yet close to M1 access J29.

*A BLANK CANVAS TO MAKE YOUR OWN - PRICED TO
SELL GIVING CURRENT CONDITION*

The property comprises:- front lounge, dining room with
understairs store & stairs rising to first floor, off shot kitchen
to the rear providing access to the rear garden.

The first floor has two bedrooms & combined bathroom /
WC.

Externally, there is on road parking, small front courtyard,
genal access to the rear garden & SOUTHERLY FACING
rear garden.

ATTENTION INVESTORS - we believe this property could
rent out at up to £750 per month. A YIELD OF OVER 8%!

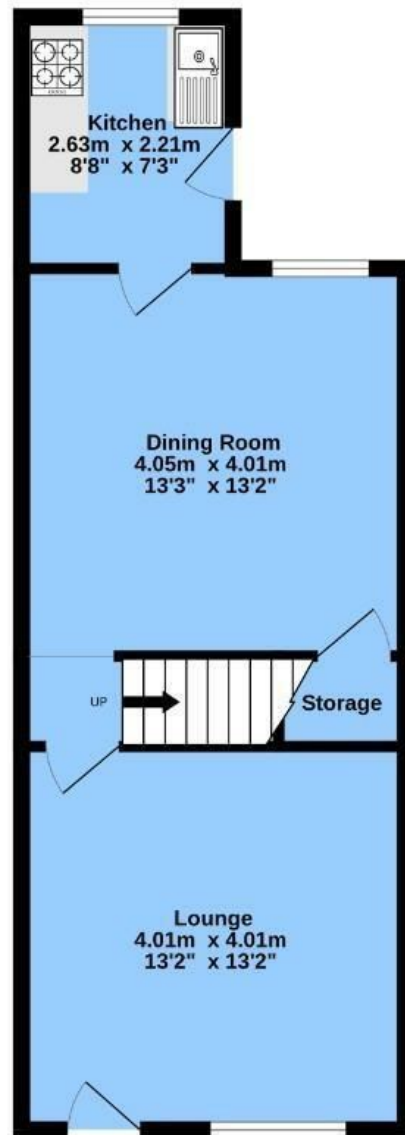
Gas central heating (boiler housed in bedroom 2) & uPVC
double glazed.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS
TO VIEW NOW!

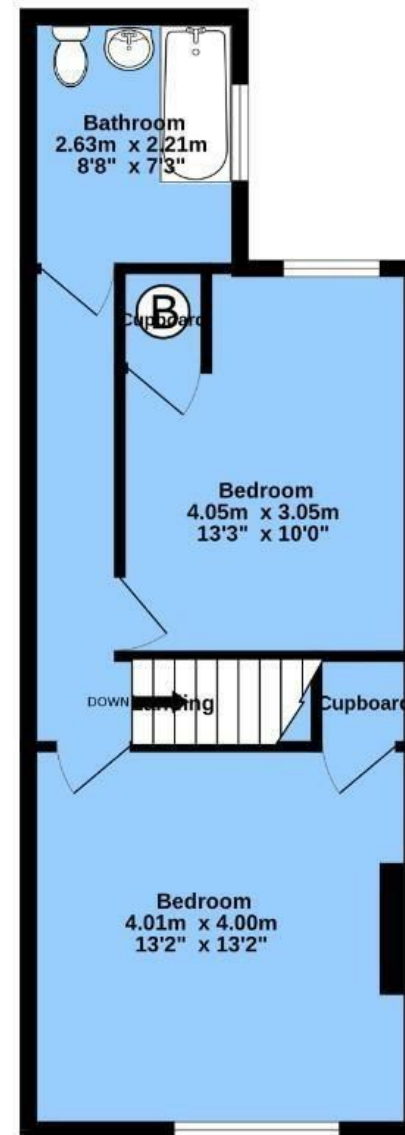
FREEHOLD | COUNCIL TAX BAND A



GROUND FLOOR
41.9 sq.m. (451 sq.ft.) approx.



1ST FLOOR
41.5 sq.m. (447 sq.ft.) approx.





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		81
(69-80) C		
(55-68) D	58	
(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

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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