



**37 Welbeck Street, Whitwell, Worksop, S80 4TF**

**£725 Per Month**

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

- AVAILABLE NOW
- TWO BEDROOMS
- Small patio & garden to the rear, very limited parking on nearby streets
  - Fully redecorated & new flooring 2026
  - Ideally no pets as rear very small

- MODERN THROUGHOUT
  - VIEW NOW
- Lounge, New Fitted Kitchen 2026
- Working applicants preferred or guarantor essential

## READY FOR IMMEDIATE OCCUPANCY - FULLY MODERNISED THROUGHOUT - TWO BEDROOM TERRACE HOUSE!

Nestled on the edge of the Derbyshire and Nottinghamshire border, Whitwell offers the perfect balance of countryside tranquility and everyday convenience. Located just a short drive from the market town of Worksop, this well-established village is popular with families, professionals and retirees alike.

Whitwell has a strong sense of community, supported by a range of local amenities including independent shops, cafés, traditional pubs, and reputable primary schools. For wider shopping and leisure facilities, residents benefit from easy access to Worksop town centre, while larger retail and entertainment options can be found in nearby Chesterfield and Sheffield.

Combining village character, practical amenities and excellent transport links, Whitwell represents an appealing location for those seeking a quieter lifestyle without compromising on connectivity.

The wonderful property comprises:- lounge, kitchen / diner, two first floor bedrooms & modern bathroom / WC.

Gas central heating & uPVC double glazed.

Externally the property has a patio & very small garden to the rear.

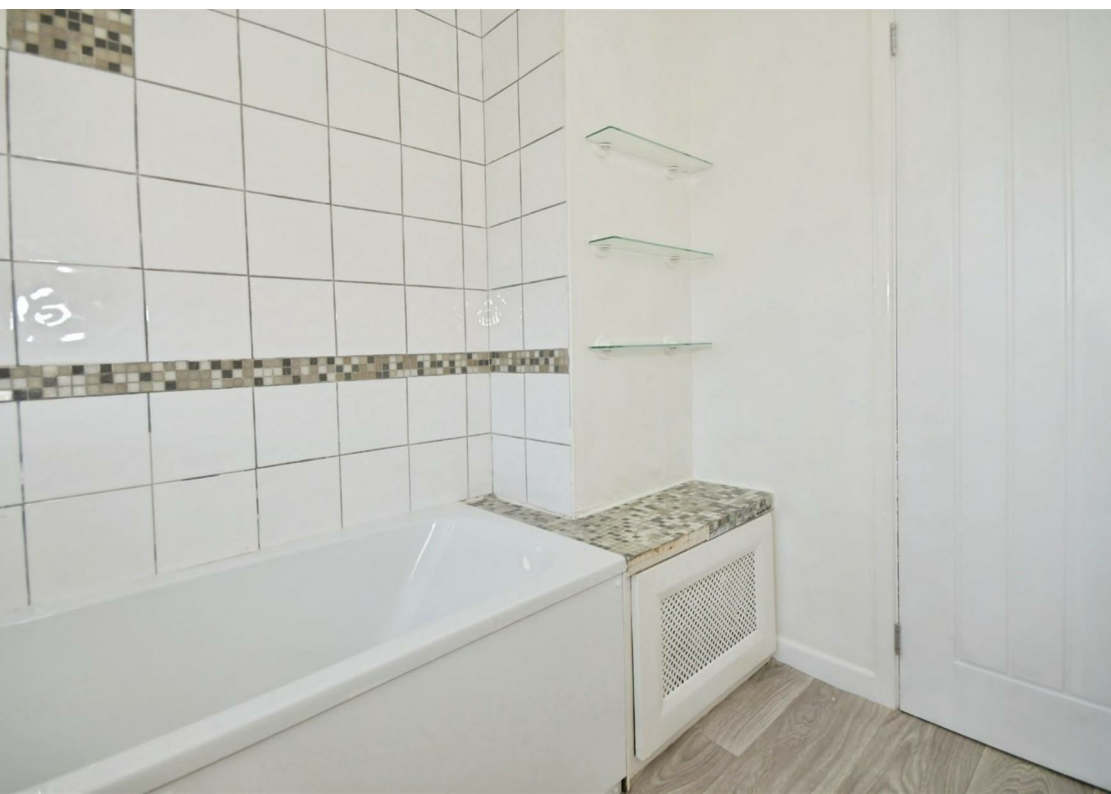
PARKING IS VERY LIMITED ON NEARBY SIDE STREETS - double yellow parking restrictions to the front

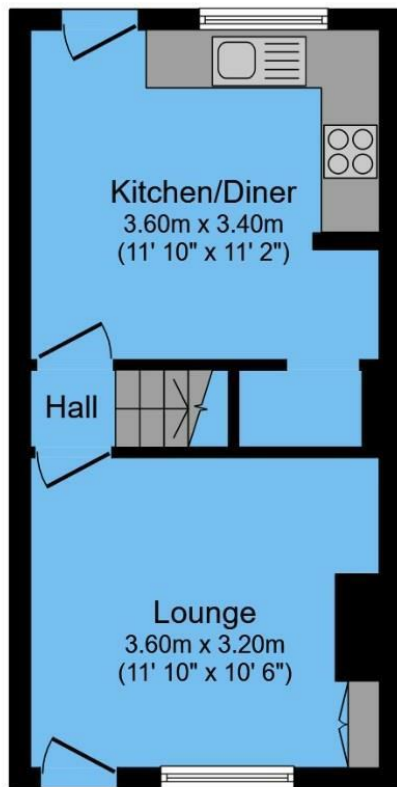
FREEHOLD | COUNCIL TAX BAND A

360 TOUR AVAILABLE TO VIEW: <https://3dtour.vieweet.com/?tour=EWZCSAK> - INTERESTED? BOOK YOUR VIEWING NOW!

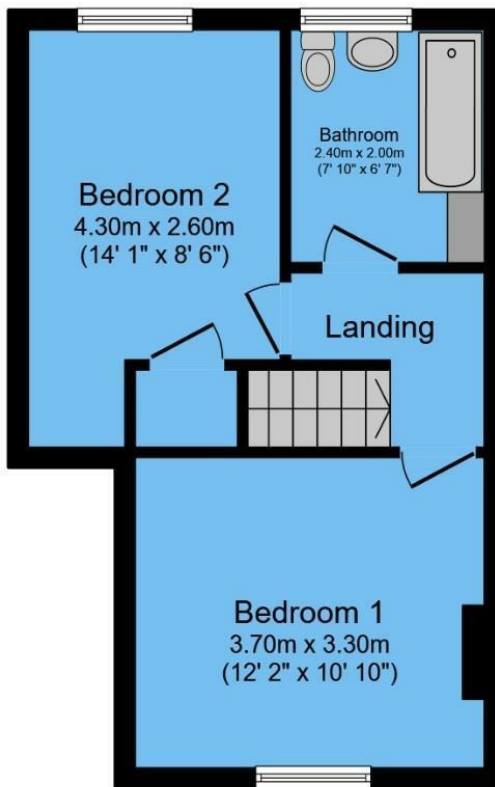
PLEASE NOTE: this property has been virtually staged for marketing purposes.

Working applicants preferred or guarantor essential. Ideally no pets as very little outside area.





**Ground Floor**



**First Floor**

Total floor area 59.5 sq.m. (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>69</b>               |           |
| (55-68) <b>D</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

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