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22 New Road,
Holymoorside, Chesterfield, S42 7EN

Guide price £180,000

22 New Road,

Holymoorside, Chesterfield, S42 7EN

GUIDE PRICE £180,000 - £185,000

We are delighted to present this TWO BEDROOM END TERRACED STONE COTTAGE to the open market!! Offered with NO CHAIN & IMMEDIATE POSSESSION! This cottage is ideal for first time buyers, small families, downsizers or investors alike!

It would have an approximate potential yield of 5/6% based upon a monthly rent of £850 and a purchase price of £185,500

Situated in this extremely highly sought after village location of Holymoorside on the fringe of the Peak National Park yet close to local schools, bus routes and amenities.

Internally the well maintained & presented accommodation benefits from gas central heating (Ideal Logic Combi-serviced Oct 2026) and mostly uPVC double glazing. Having been recently neutrally decorated throughout the interior retains many original features including internal latched doors. Comprising of front entrance door into the reception room with feature inset stone hearth, dining kitchen with integrated appliances. To the first floor main double bedroom, second versatile bedroom which could be used for office or home working and attractive partly tiled bathroom with 3 piece suite.

Front low stone boundary walling with steps to the front door. Mature cottage garden. Good sized rear enclosed garden which has substantially fenced boundaries. Lower patio area and low stone wall with steps which lead to the lawn and established stocked side border. Two garden sheds. On Street parking is available.

Additional Information

Gas Central Heating -Ideal Logic Combi boiler - serviced Oct 2026
Mostly uPVC double glazed windows
Current Electrical Certificate available 2025
uPVC single glazed windows to bathroom & rear bedroom
Gross Internal Floor Area - 67.7 Sq.m/ 729.1 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Brookfield Community School

























Reception Room
14'8" x 10'0" (4.47m x 3.05m)

A pleasant front living room with front aspect window. Stone feature inset open fireplace. Wall shelving to the sides, meter cupboard and wall lighting. Front uPVC entrance door with obscure glazing. Latched door leads into the kitchen.

Integrated Kitchen
11'11" x 11'6" (3.63m x 3.51m)

Comprising of a range of Cream fronted base and wall units, having complimentary work surfaces with inset stainless steel sink and tiled splashbacks. Integrated oven and gas hob with extractor fan above. Space for washing machine and fridge/freezer. Ideal Logic Combi Boiler. Access door to the cellar which provides great additional storage space. Access door to the staircase which rises to the first floor. uPVC door leads to the rear garden

Cellar
9'10" x 9'0" (3.00m x 2.74m)

Excellent additional storage space with lighting.

First Floor Landing
5'11" x 5'2" (1.80m x 1.57m)

Staircase climbs from the kitchen to the first floor accommodation. The Electrical Consumer Unit is located on the staircase. Access to the insulated loft space.

Front Double Bedroom One
14'0" x 10'0" (4.27m x 3.05m)

A generous main double bedroom with front aspect window.

Rear Bedroom Two
11'7" x 8'8" (3.53m x 2.64m)

A second spacious versatile room which could be used for office or home working. uPVC single glazed window.

Partly Tiled Bathroom
7'8" x 5'3" (2.34m x 1.60m)

Comprising of a 3 piece suite which includes a bath with electric shower above, pedestal wash hand basin and low level WC.

Outside
Front low stone boundary walling with steps to the front door. Mature cottage garden stocked with an abundance of planting. Side wrought iron double gates provide access to the rear of the property.

Good sized rear enclosed garden which has substantially fenced boundaries. Lower patio area and low stone wall with steps which lead to the lawn and established stocked side border. Further sun terrace to the upper garden space. There are two useful garden sheds included in the sale.

On Street parking is available.











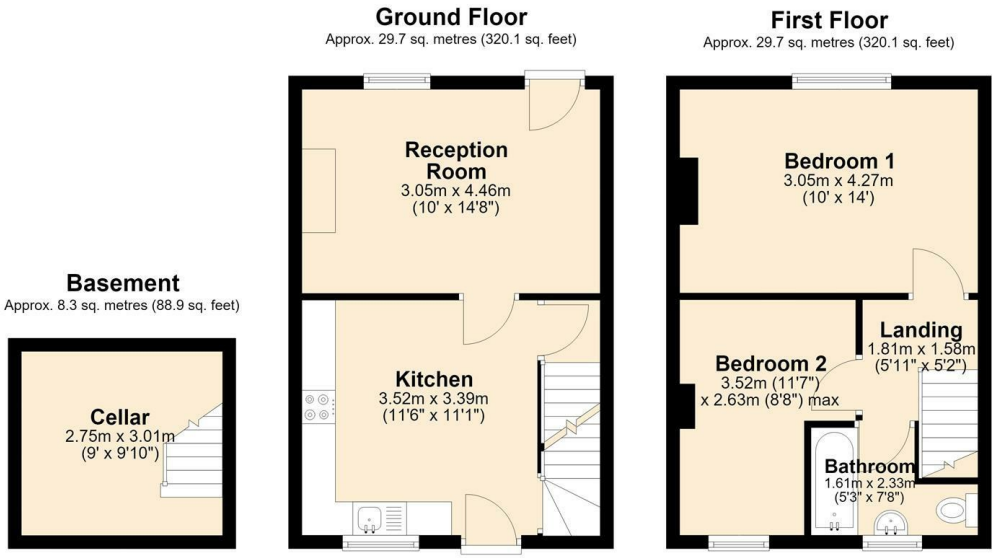


School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 67.7 sq. metres (729.1 sq. feet)

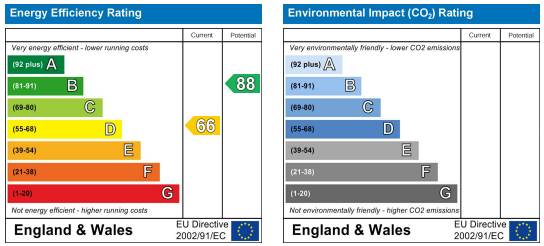
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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