

wards
estate agents

41 Askew Way

, Chesterfield, S40 2FG

Offers in the region of £260,000

41 Askew Way

Chesterfield, S40 2FG

Spacious and well presented FOUR BEDROOM/TWO BATHROOM TOWNHOUSE offering over
1300 sqft of living space, which is perfectly located in the Town Centre for access to the Royal Hospital, Train Station & Major Commuter Links A61/A617/M1 Motorway Junction 29.

Internally the property benefits from Gas Central Heating (Ideal Conventional Boiler - Serviced Annually) & uPVC Double Glazing throughout. The ground floor offers, separate W/C, spacious family reception room with French doors leading out onto the rear garden. Splendid Shaker Style Kitchen with integrated washing machine & dishwasher.

To the first floor, two good-sized double bedrooms, single versatile bedroom which could be utilised as a home working space/study/office. Partly tiled family bathroom which comprises of a three piece White suite.

Principal bedroom to the second floor with dual aspect windows, fitted wardrobes & separate storage cupboard. Dressing area with a further range of fitted wardrobes. Partly tiled en-suite with velux window & comprising of a three piece White suite.

To the front of the property offers one car standing space and access to the leasehold single garage. Small plants & shrubs with plum slate chippings. Visitor parking is available at the rear.

Substantially fenced/enclosed boundaries to the rear with secure side gate. Splendid resin patio area and lawn with concrete slabs and pergola, perfect for outside family/social entertaining. Outside Tap.

Leasehold Garage & Maintenance Charge Information

Leasehold garage £97.74 per annum on a 999 year lease from 1st January 2011.
Garage leasehold from Premier Estates LTD
Peppercorn Rent

Maintenance/service charge - £127.82 - to maintain green areas, cleaning of drains.

























Additional Information
Gas Central Heating - Ideal Conventional Boiler - Serviced Annually
uPVC double glazed windows
Gross Internal Floor Area - 124.20 Sq.m/ 1336.80 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area-Parkside Community School

Entrance Hall
8'9 " x 6'6" (2.67m " x 1.98m)
Front uPVC entrance door. Access to the downstairs W/C and stairs leading to the first floor.

Splendid Shaker Style Kitchen
12'7" x 8'1" (3.84m x 2.46m)
Comprising of a Grey Shaker Style Kitchen with base & wall units, with complementary worksurfaces, with matching upstands and tiled splashback. Integrated, washing machine & dishwasher, single oven, with 4-ring gas hob and chimney extractor fan above, stainless steel sink with chrome pull out spray mixer tap. Box bay window with fitted blinds, space for fridge/freezer. The boiler is located in the kitchen.

Reception Room
16'4" x 14'11" (4.98m x 4.55m)
Spacious reception room with under-stair storage cupboard, French doors leading out onto the rear gardens.

Cloakroom
5'8" x 2'9" (1.73m x 0.84m)
Comprising of a White two-piece suite with pedestal wash hand basin and low level W/C.

First Floor Landing
12'2" x 6'4" (3.71m x 1.93m)
Providing access to the family bathroom, two double bedrooms and the versatile single bedroom. Storage cupboard with hot water cylinder tank.

Front Double Bedroom Two
14'5" x 8'3" (4.39m x 2.51m)
Good-sized bedroom with front aspect window.

Rear Double Bedroom Three
12'2" x 8'3" (3.71m x 2.51m)
Further good-sized bedroom with rear aspect window, and views over the rear garden.

Front Single Bedroom Four
8'6" x 6'4" (2.59m x 1.93m)
Versatile single bedroom, which could be utilised as an office/study/home working space. Front aspect window.

Family Bathroom
6'4x5'7" (1.93mx1.70m)
Being partly tiled & comprising of a White three piece suite which includes, bath with shower attachment, pedestal wash hand basin with chrome mixer tap & low level W/C.

Second Floor

Principal Double Bedroom
15'8" x 14'8" (4.78m x 4.47m)
On the second floor offering dual aspect windows, including a rear velux & front box bay window. Fitted wardrobes with a dressing area, and separate storage cupboard.













Dressing Area
8'2" x 6'2" (2.49m x 1.88m)
Offering a further range of fitted wardrobes.

En-suite
6'2" x 6'2" (1.88m x 1.88m)
Being partly tiled and comprising of a three piece suite which includes, shower cubical with rainfall shower, pedestal wash hand basin with chrome mixer tap, low level W/C. Chrome heated towel rail, rear aspect velux window.

Single Garage
18'5" x 8'11" (5.61m x 2.72m)
Up & Over door with power & lighting. Leasehold garage £97.74 per annum on a 999 year lease from 1st January 2011.

Outside
To the front of the property offers one car standing space and access to the leasehold single garage. Small plants & shrubs with plum slate chippings. Visitor parking is available at the rear.

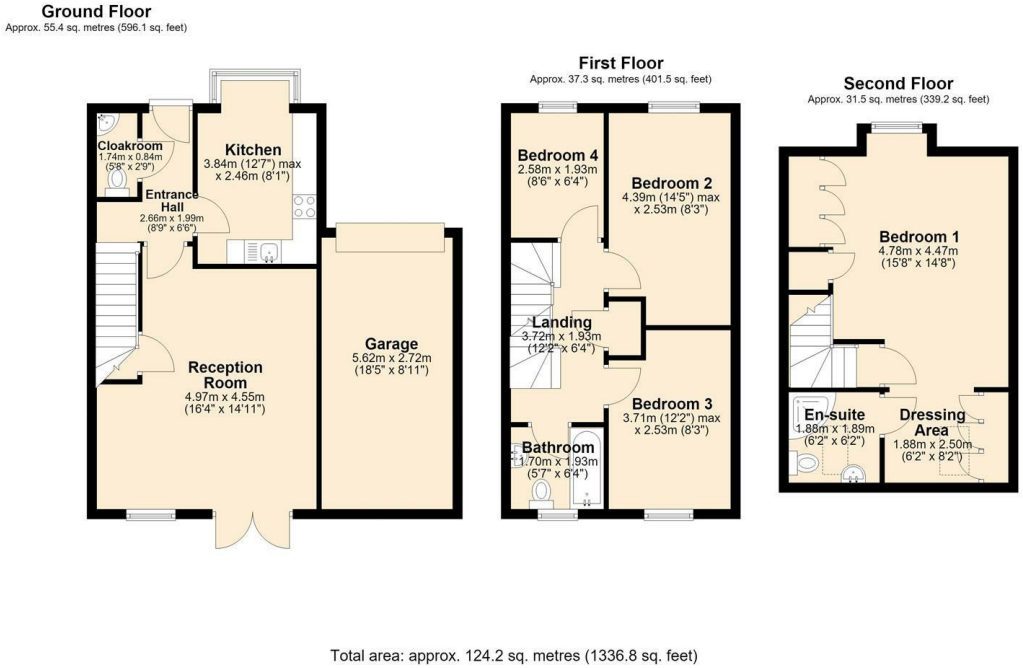
Substantially fenced/enclosed boundaries to the rear with secure side gate. Splendid resin patio area and lawn with concrete slabs and pergola, perfect for outside family/social entertaining. Outside Tap.

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. 124.2 sq. metres (1336.8 sq. feet)

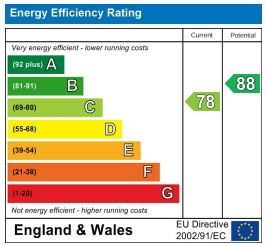
Area Map

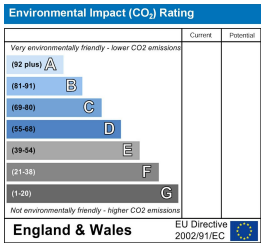


Viewing

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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

RICS