



RIVERDALE PARK BENT LANE

CHESTERFIELD, S43 3UQ

£110,000
FREEHOLD

Situated on a popular over-55s residential park in Staveley, this well-presented two-bedroom park home is ready to move straight into and is offered to the market with no onward chain. The accommodation comprises a welcoming entrance hall, a spacious lounge, and a modern fitted kitchen with a comprehensive range of wall and base units, complementary work surfaces, and integrated appliances including a double oven, microwave, dishwasher, and fridge freezer. There are two well-proportioned bedrooms and a generous family bathroom featuring a four-piece suite with a panelled bath and separate shower cubicle.

Externally, the property benefits from driveways to both sides, providing excellent off-road parking, together with a private rear garden offering an ideal space to relax or entertain. Pets are permitted on the development, making this an excellent choice for animal lovers. Staveley is a well-established Derbyshire town approximately five miles from Chesterfield, offering a good range of everyday amenities including supermarkets, healthcare facilities, a library, leisure centre, cafés and local shops. The town is also well connected by regular bus services and enjoys convenient access to Junction 30 of the M1, making travel to Sheffield, Chesterfield and the wider region straightforward. For those who enjoy the outdoors, the nearby Chesterfield Canal, Trans Pennine Trail

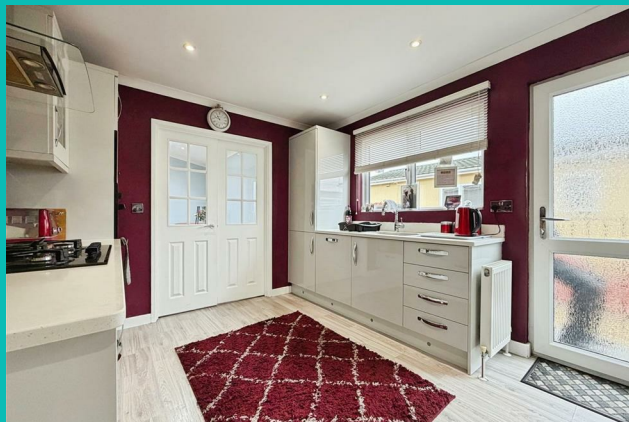
**Kendra
Jacob**

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RIVERDALE PARK BENT LANE

• Over 55's Only • Cash Buyers Only • Pets Allowed • Two Bedroomed Park Home • Wanting Something To Retire To • Two Driveways Providing Ample Parking • Bathroom With Four Piece Suite • Ground Rent £307.00 Per Month • Convenient For The Motorway Network • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

With front door leading into the entrance hall, having access to the loft space, spot lights to the ceiling, storage cupboard and central heating radiator.

Lounge

A spacious lounge with windows to the front and side elevations allowing in extra natural light. There is also a skylight window, spot lights to the ceiling, feature Adam style fireplace, coving to the ceiling and two central heating radiators.

Kitchen

With a comprehensive range of wall and base units with complementary work surfaces over. There are built in appliances to include double oven, microwave, 5 ring gas hob with extractor above, glass fronted display cabinets, integrated fridge freezer, dish washer, one and a half bowl sink unit, wine cooler, spot lights and coving to the ceiling. There is a door which leads onto the rear garden. A wall unit houses the central heating boiler.

Bedroom One

With window overlooking the rear garden, having built in wardrobes, coving to the ceiling and central heating radiator. A door leads into the family bathroom.

Bedroom Two

With built in storage cupboard, coving to the ceiling and central heating radiator.

Family Bathroom

A good sized bathroom having four piece suite to include

shower cubicle, panelled bath with mixer tap, low flush WC and vanity wash hand basin. Half tiled walls, spot lights to the ceiling and heated towel rail. Coving to the ceiling.

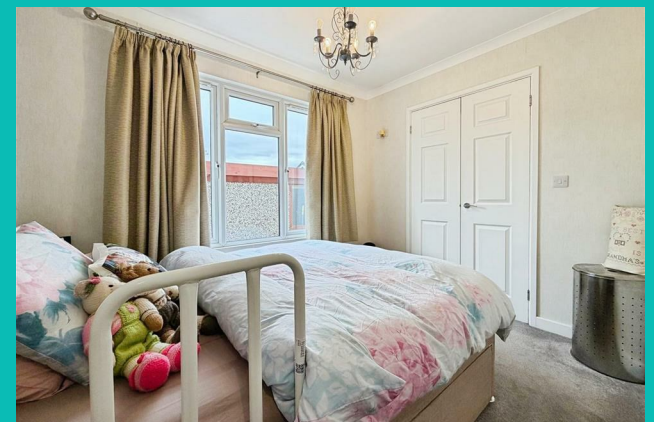
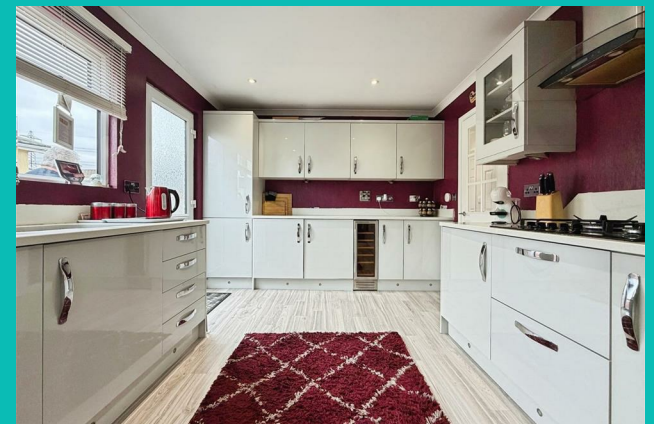
Outside

To the front are steps leading to the front door. There are driveways to both sides of the park home allowing off road parking. To the rear the garden is fully enclosed with lawned area, and a seating area perfect for relaxing.

General Information

IMPORTANT INFORMATION ABOUT THE GROUND RENT Ground Rent £307 per month Electric roughly £550 per year - to landlord Water £470 a year split between tap water via landlord - waste water Severn Trent Gas - British Gas July - Jan £118 Owner has is own insurance for property through assist and is £245 per year

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ADDITIONAL INFORMATION

Local Authority – Chesterfield

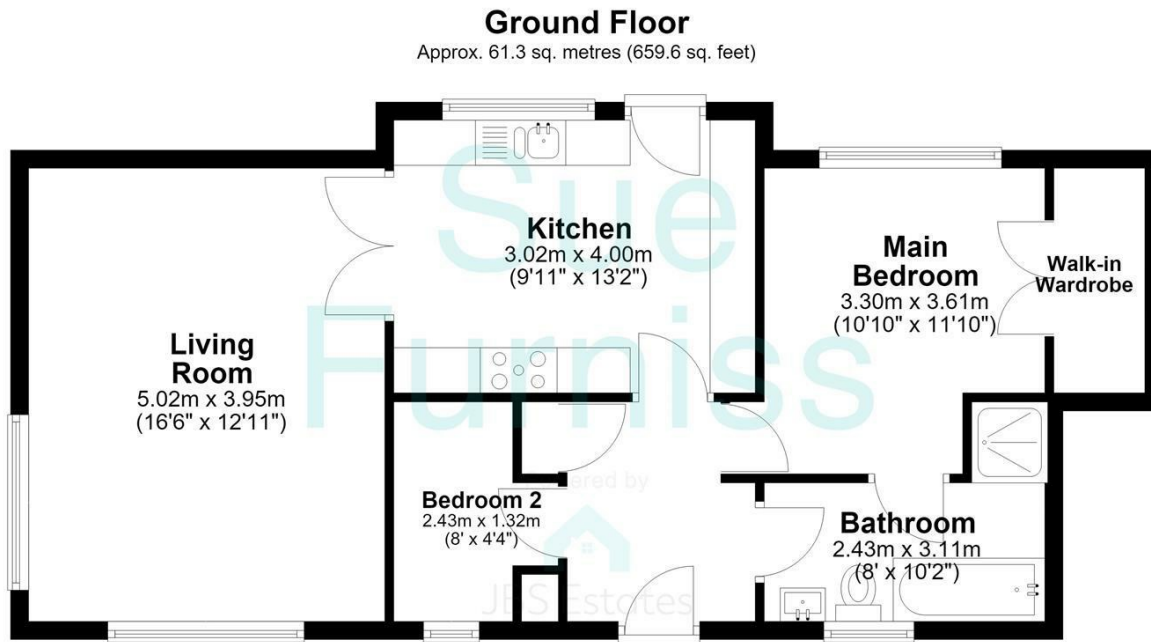
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 659.60 sq ft

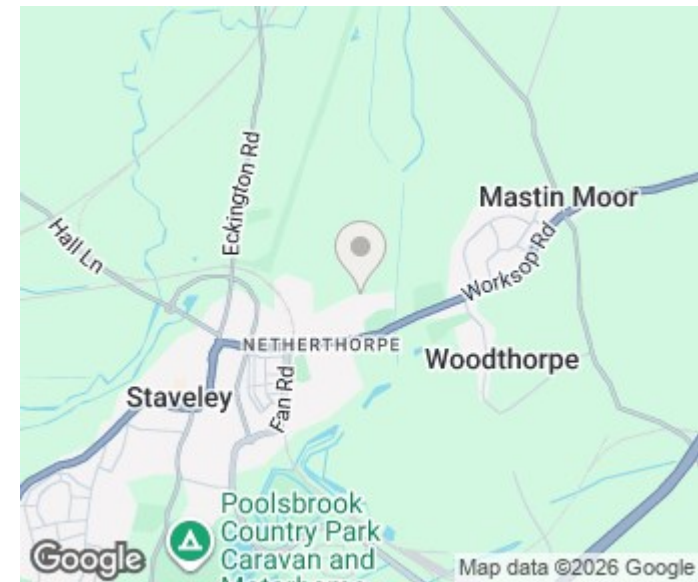
Tenure – Freehold





Total area: approx. 61.3 sq. metres (659.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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