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estate agents

12 New Road

Holymoorside, Chesterfield, S42 7EN

Guide price £170,000

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GUIDE PRICE £170,000 - £175,000

We are delighted to present this TWO BEDROOM MID 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 £775 and a purchase price of £170,000

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 impeccably presented accommodation benefits from gas central heating (Worcester Bosch Combi) and uPVC double glazing. Having been neutrally decorated throughout the interior retains many original features including internal latched doors. Comprising of front entrance door into the reception room with feature fireplace, rear breakfast 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 shower room with 3 piece suite.

Front low stone boundary walling with steps to the front door. Mature garden with conifer screen side hedge. Good sized rear enclosed garden which has substantially fenced boundaries. Lower patio area and low stone wall with steps which lead to the well tended lawns and established stocked side borders. On Street parking is available.

Additional Information

Gas Central Heating- Worcester Bosch Combi Boiler

uPVC Double Glazed Windows

Security Alarm System

Gross Internal Floor Area- 52.8 Sq.m/ 568.5 Sq.Ft.

Council Tax Band -B

Secondary School Catchment Area -Brookfield

Community School





Reception Room

12'1" x 11'10" (3.68m x 3.61m)

A pleasant front living room with front aspect window. Stone feature fireplace with tiled hearth and gas-fire (serviced 2024) Wall shelving to the sides, meter cupboard and wall lighting. Front uPVC entrance door. Latched door leads into the kitchen.

Integrated Kitchen

11'7" x 52.8" (3.53m x

15.85m.2.44m)

Comprising of a range of base and wall units in Limed Oak, having complimentary work surfaces with inset stainless steel sink and tiled splashbacks. Integrated oven and hob. Space for washing machine and fridge. Worcester Bosch Combi Boiler. Useful under stairs pantry/store. uPVC door leads to the rear garden. Access door to the staircase which rises to the first floor.

First Floor Landing

5'3" x 3'10" (1.60m x 1.17m)

Access to the first floor bedrooms and family shower room.

Front Double Bedroom One

11'10" x 11'0" (3.61m x 3.35m)

A generous main double bedroom with front aspect window. Two double wardrobes which provide ample hanging and shelving space. Panic alarm.

Rear Bedroom Two

12'8" x 6'7" (3.86m x 2.01m)

A second spacious versatile room which could be used for office or home working.

Attractive Shower Room

8'9" x 3'7" (2.67m x 1.09m)

Comprising of a 3 piece suite which includes a tiled shower area with mains shower, pedestal wash hand basin and low level WC. Continental style vinyl flooring. Airing cupboard with useful storage and access to the loft space which has potential for conversion (subject to consents)

Outside

Front low stone boundary walling with steps to the front door. Mature garden with conifer screen side hedge.

Good sized rear enclosed garden which has substantially fenced boundaries. Lower patio area and low stone wall with steps which lead to the well tended lawns and established stocked side borders. Further rockery area to the upper garden space.

On Street parking is available.





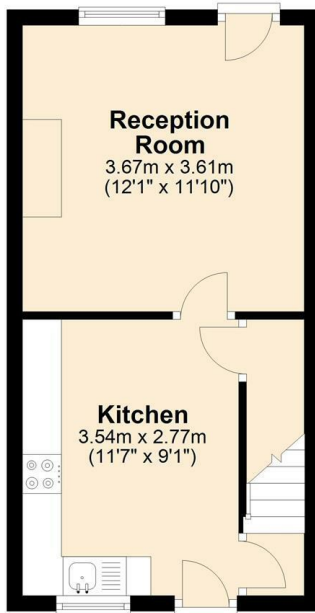
School catchment areas

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.

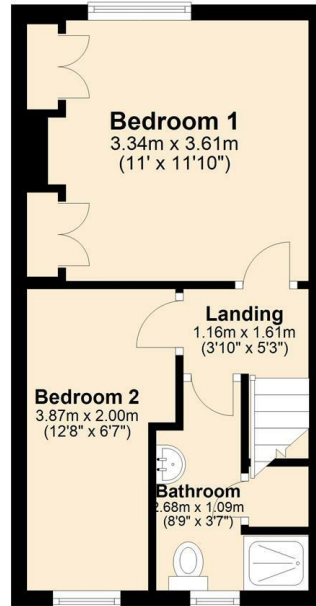
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan

Ground Floor
Approx. 26.4 sq. metres (284.2 sq. feet)



First Floor
Approx. 26.4 sq. metres (284.2 sq. feet)

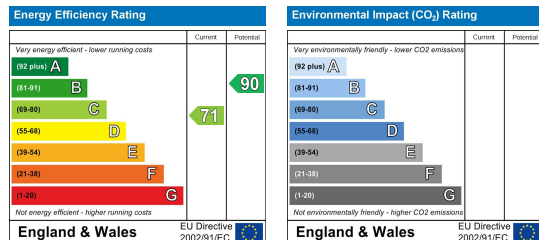


Total area: approx. 52.8 sq. metres (568.5 sq. feet)

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



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

Area Map



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.

