



22 Hardstoft Road,
Pilsley, S45 8BL

£159,950

W
WILKINS VARDY

£159,950

DELIGHTFUL SEMI IN SEMI RURAL VILLAGE LOCATION - MODERN KITCHEN - OPEN VIEWS TO FRONT AND REAR - NO CHAIN

Situated in a sought after semi rural village setting, this semi detached home enjoys far reaching open views to both the front and rear. Offering just over 1,000 sq. ft. of accommodation arranged over three floors, the property provides well proportioned living space while offering scope for some cosmetic improvement.

The accommodation comprises two good sized reception rooms, a modern kitchen with integrated cooking appliances, two bedrooms and a family bathroom. Externally, the south east facing rear garden provides an attractive outdoor space, complemented by the property's open outlook. There is also a car standing space.

Offered for sale with no upward chain, this is an excellent opportunity for buyers seeking a village home with generous accommodation, appealing views and potential to add their own style.

- DELIGHTFUL SEMI DETACHED HOUSE IN SEMI RURAL LOCATION
- TWO GOOD SIZED RECEPTION ROOMS
- TWO GOOD SIZED BEDROOMS & VERSATILE ATTIC ROOM
- SOUTH EAST FACING REAR GARDEN
- NO CHAIN
- OPEN VIEWS TO BOTH THE FRONT & REAR
- MODERN KITCHEN WITH INTEGRATED COOKING APPLIANCES
- FAMILY BATHROOM
- FULL RE-WIRE IN OCT/NOV 2025
- EPC RATING: E

General

Gas central heating
uPVC double glazed windows and doors
Full re-wire in Oct/Nov 2025
Gross internal floor area - 93.1 sq.m./1002 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School: A
Specialist Sports College

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

12'4 x 12'2 (3.76m x 3.71m)
A good sized reception room with bow window overlooking the front of the property.
Built-in double base unit to the alcove.
Laminate flooring.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

15'8 x 12'4 (4.78m x 3.76m)
A second good sized reception room, being rear facing and having an ornamental feature fireplace.
Laminate flooring.
A door gives access to a staircase which rises to the first floor accommodation, and an open archway leads through into the ...

Kitchen

8'10 x 7'8 (2.69m x 2.34m)
Being part tiled and fitted with a range of modern white wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric double oven and hob with extractor hood over.
Laminate flooring and downlighting.
A uPVC double glazed door gives access into a rear porch.

Rear Porch

Being uPVC double glazed and having a door opening onto the rear of the property.

On the First Floor

Landing

With staircase rising to the second floor accommodation.

Bedroom One

12'4 x 11'2 (3.76m x 3.40m)
A good sized front facing double bedroom having two built-in storage areas and having views across open fields.

Bedroom Two

9'4 x 8'5 (2.84m x 2.57m)
A rear facing good sized single/small double bedroom having views across open fields.

Bathroom

8'10 x 7'8 (2.69m x 2.34m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal hand wash basin and a low flush WC.
Vinyl flooring.

On the Second Floor

Attic Room

13'0 x 12'4 (3.96m x 3.76m)
A good sized versatile room having a timber framed double glazed Velux window.

Outside

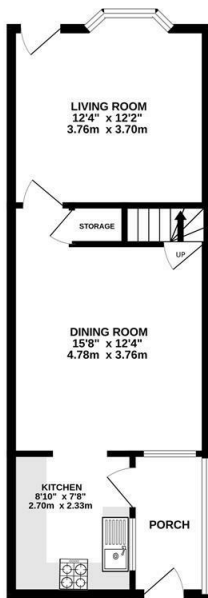
There is a car standing space to the front of the property.

A path gives access down the side of the property to the rear, where there is an Attached Outbuilding having light, power, combined 2-in-1 wash basin and toilet, space and plumbing for a washing machine, space for a tumble dryer, and water tap.

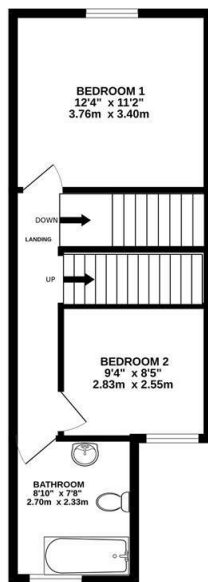
There is also a paved patio and lawn with additional paved seating area.



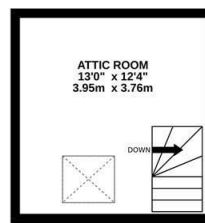
GROUND FLOOR
444 sq ft (41.3 sq.m.) approx.



1ST FLOOR
399 sq ft (37.0 sq.m.) approx.



2ND FLOOR
160 sq ft (14.8 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS



VIEWINGS

All viewings are to be arranged through the agent.

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, kitchen appliances, plumbing installations, and electrical 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.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tibshelf Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

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	76

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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