



Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Agents comment

Nicki, our sales manager, felt this property had tremendous potential—especially the garden, which extends around to the back of the house.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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18 Hardhurst Road, Unstone, Dronfield, S18 4DS

Guide price £200,000

- Guide Price £220,000 - £230,000
- Four bedroom semi-detached
- Gardens to front, side and rear
- Close to local amenities, the motorway network and countryside
- Early viewing highly recommended
- Good size plot
- Larger than average property
- Ideal for a first time buyer or family
- Envious cul-de-sac position
- EPC Grade D

18 Hardhurst Road, Dronfield S18 4DS

*** GUIDE PRICE £200,000 - £210,000***

An EXCELLENT OPPORTUNITY to acquire this LARGER THAN AVERAGE four bedroom semi-detached property on a GOOD SIZE PLOT. Ideal for a first time buyer and occupying an ENVIABLE POSITION at the head of this HIGHLY SOUGHT AFTER CUL-DE-SAC. Well presented throughout and RECENTLY MODERNISED by the current owner. Situated conveniently for local amenities, the motorway network and countryside. In brief the accommodation comprises: entrance hall, lounge, kitchen diner, rear entrance porch, downstairs WC and store to the ground floor. There are four good size bedrooms and a shower room / WC to the first floor. Large garden to the size and rear with additional garden to the front of the property. An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer! EPC Grade D.



Council Tax Band: A

