







22 Pinfold Close

Holymoorside • Chesterfield • S42 7DY

Guide Price £200,000 to £210,000

This no-chain, two double bedroom end-terraced home is located in the highly desirable village of Holymoorside on the western outskirts of Chesterfield. With close proximity to the Peak District, the area offers an idyllic blend of countryside living while remaining only a couple of miles from Chesterfield's town amenities. Surrounded by beautiful scenery, popular walking routes and benefitting from regular bus services, it is an excellent opportunity for first-time buyers or those looking to downsize. The property requires modernisation, making it an ideal blank canvas to put your own stamp on. You enter into the hallway, which includes a useful storage cupboard. From here, you step into the spacious lounge/dining room spanning the full length of the property. The kitchen offers space for freestanding appliances and has a door leading out to the rear garden. Upstairs are two double bedrooms and the bathroom. Bedroom one is a generous double positioned at the front and includes fitted wardrobes. Bedroom two is also a double, complete with storage and enjoying lovely views over the surrounding fields. The shower room is fully tiled and fitted with a shower cubicle and sink, while a separate WC with an additional sink is also provided. Externally, the rear garden is a great size, featuring decking to the front, a small patio area and a good-sized lawn. To the front, there is an additional lawn, and residential parking is available nearby.





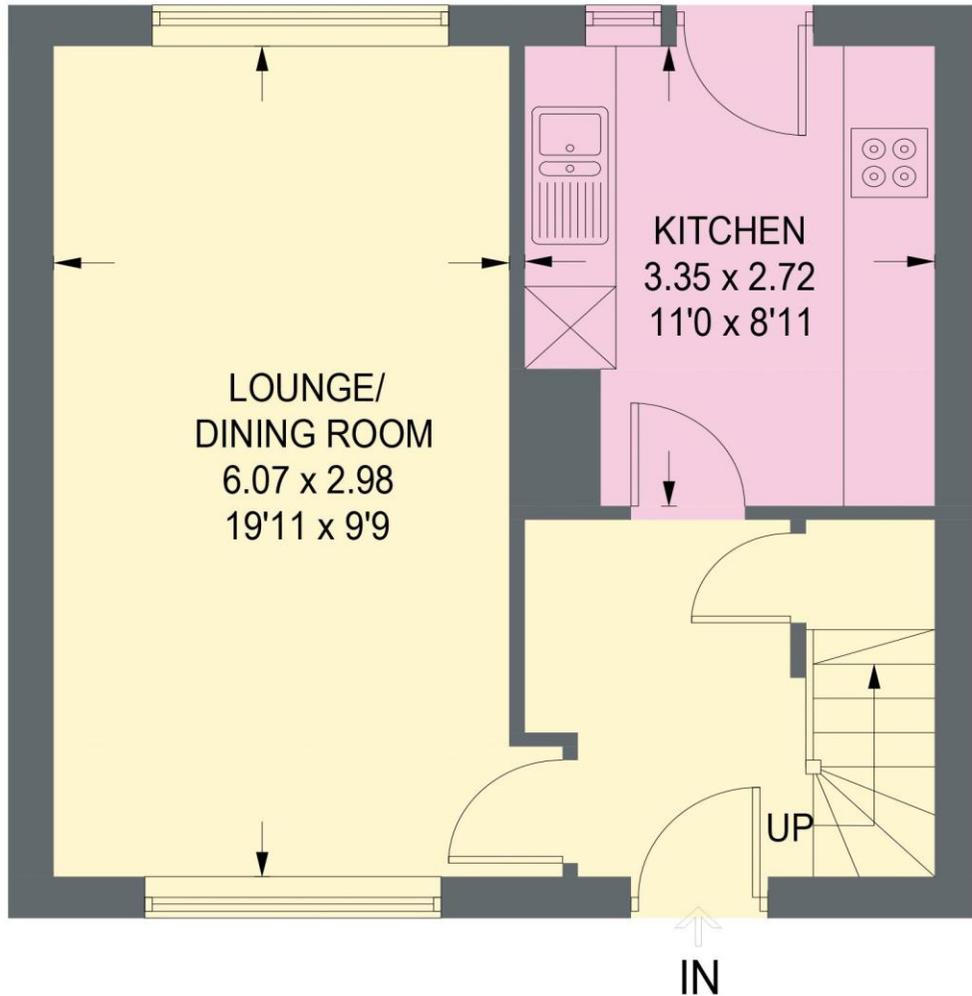
- Offered With No Upward Chain
- Sought After Village of Holymoorside
- In Need of Modernisation - Ready to Make Your Own
- Spacious Full Length Lounge Diner
- Kitchen with Space for Freestanding Appliances
- Two Double Bedrooms
- Tiled Bathroom & Separate WC
- Good Sized Rear Garden w/ Decking & Patio
- Residential Parking Available
- Council Tax Band B/EPC Rating C





22 PINFOLD CLOSE

APPROXIMATE GROSS INTERNAL AREA = 70.5 SQ M / 758.7 SQ FT



GROUND FLOOR = 35.2 SQ M / 379 SQ FT



FIRST FLOOR = 35.3 SQ M / 379 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1272483)



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