



## 12 12 Infirmary Road, Chesterfield, Derbyshire

- House of Multiple Occupancy - private bedroom & ensuite bathroom with shared kitchen & living areas
- JUST 30 SECONDS WALKS TO THE COLLEGE AND TOWN CENTRE
  - Available now for immediate occupancy
  - Fully equipped communal kitchen, dining area & TV room
- MINIMUM 2 MONTH STAY - On street parking is available locally with a residents parking permit.
- Room for 1 occupant (no couples, children or pets allowed to visit)
- Double Room - 1st floor floor- with no other bills to pay
  - Private Bathroom - en suite
  - Reduced Bond - All bills included
- Communal cleaning once a week is also included

**£550 Per Calendar Month**



Room 2, 12 Infirmary Road -

**ALL BILLS INCLUDED!**

If you're looking for great rooms to rent, from local experienced landlords with a stamp of approval from the council then you have come to the right place!

**SHORT & LONG TERM LETS AVAILABLE** - minimum rental period is 2 months.

- Double bed
- Double wardrobe
- Chest of drawers
- Bedside cabinet

Shared facilities include a spacious, fully fitted and new modern kitchen comes with your OWN fridge and cupboard, so no sharing with others. Washing machine, a tumble dryer, oven, toaster, kettle, microwave along with all cutlery and crockery - you really don't need to bring a thing apart from your own belongings to live here! TV area for when you just want to relax and chill.

Room 2 is the largest room available here, located on the 1st floor and has its own en suite bathroom with shower, sink & WC.

The postcode location is S41 7NF and is just an incredible short walk to the college, railway station and town centre. On street parking is available locally with a residents parking permit.

All bills, furniture and super-fast Wi-Fi is included in the rent.

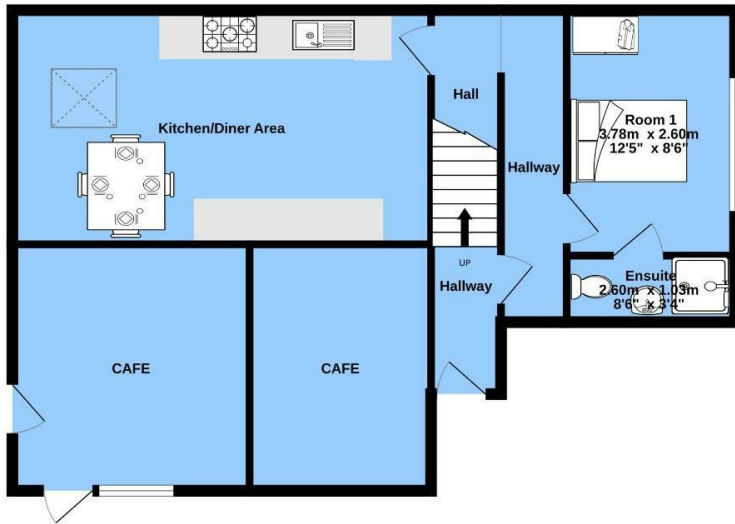
A cleaner is also included every week to clean the communal areas such as kitchen, lounge and hallways.

We would only rent rooms that we would live in ourselves. We have been landlords in the area for a long time and want to provide quality accommodation to the right tenants.

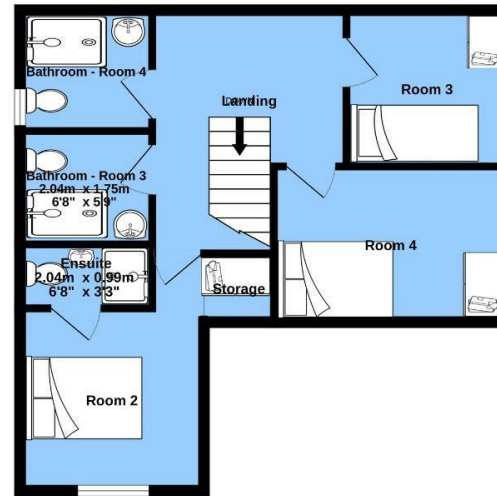




GROUND FLOOR  
71.6 sq.m. (771 sq.ft.) approx.



1ST FLOOR  
43.6 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA : 115.2 sq.m. (1240 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92 plus)                                   | A |                            |           |
| (81-91)                                     | B |                            | 81        |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D | 66                         |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| <b>England &amp; Wales</b>                  |   | EU Directive<br>2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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