



11 The Green, North Wingfield, Chesterfield

£725 Per Month

HUNTERS®

HERE TO GET *you* THERE

- 2 bed mid terrace
- On street parking & low maintenance rear yard
 - 2 bedrooms
- Gas central heating & uPVC double glazed
- Working applicants preferred or guarantor essential

- Village location overlooking village green
 - Lounge, Kitchen Diner
 - Bathroom with bath & shower over
- Pets not suitable due to lack of garden, sorry - no smokers
 - AVAILABLE NOW!

This delightful mid terraced house on The Green offers 545 sq.ft. of neutrally presented and generously proportioned accommodation, ideal for small families, couples, or individuals seeking a cosy home.

Positioned overlooking the village green with on street parking and a low maintenance yard at the rear.

Upon entering, you are welcomed into a good sized reception room, perfect for relaxation, together with a fitted kitchen having integrated cooking appliances. The layout is practical, ensuring that every inch of space is utilised effectively. The house also features two bedrooms and a bathroom.

The location in North Wingfield is particularly appealing, as residents can enjoy nearby parks, shops, and schools, making it a suitable choice for those who value community and convenience. The property is also well placed for transport links into Chesterfield Town Centre and towards Clay Cross.

General - Gas central heating (Combi Boiler)
 uPVC sealed unit double glazed windows and doors
 Gross internal floor area - 50.6 sq.m./545 sq.ft.
 Council Tax Band - A

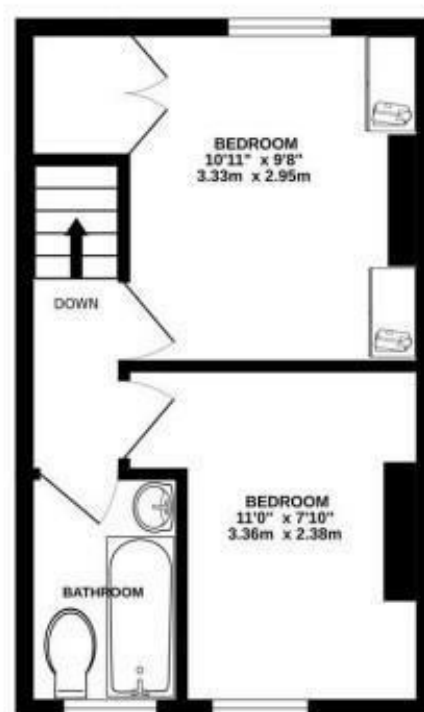
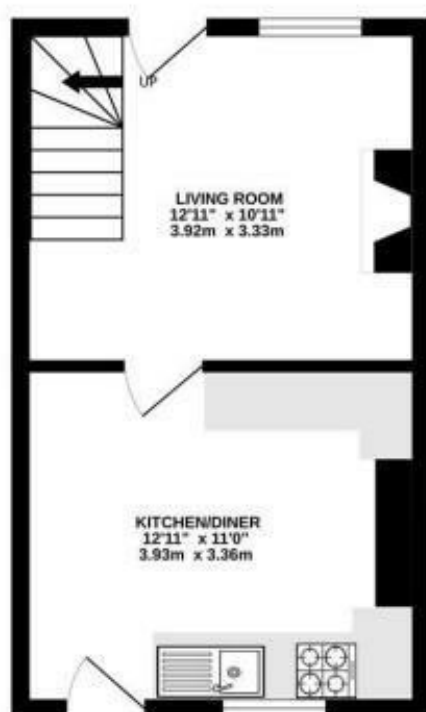
Available now for immediate occupation.

Working applicants preferred or guarantor essential. Due to the lack of a garden the property is not suitable for pets.



GROUND FLOOR
271 sq.ft. (25.1 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of floors, 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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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

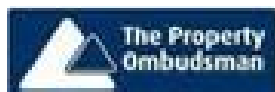
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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