



## 51 Woodyard Avenue, Tapton, Chesterfield, S41 7WB

- TWO BEDROOMS
- HIGHLY EFFICIENT - EPC RATING B
- PERFECT FIRT TIME BUYER HOME
- MID-TERRACE
- STILL LIKE NEW - BUILT IN 2022
- VIEW NOW!

**Offers In The Region Of £185,000**



## TWO BEDROOM MID TERRACE - PERFECT FIRST TIME BUYER HOME!

Located in Tapton, the property has easy access on foot or by car to Chesterfield Railway station and the Town Centre. Supermarkets and other village amenities are available close by, as well as the canal side walks.

Built in 2022 therefore still under the ten year guarantee.

WELL PRESENTED THROUGHOUT - STILL LIKE NEW!

The ground floor of this property comprises entrance to the kitchen/diner, with under stairs pantry housing fridge freezer. Leading through to open plan hall and spacious lounge area with under stairs storage and double doors to the rear garden.

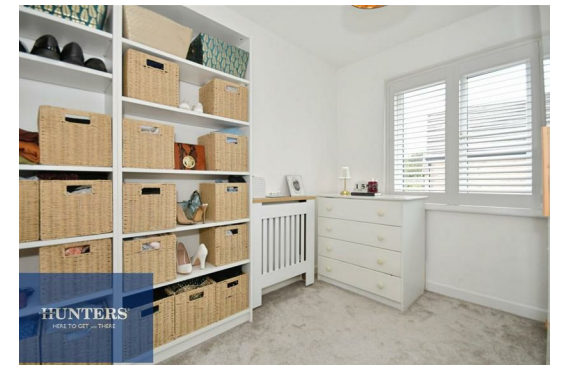
The current utility room is plumbed to be easily converted back into a WC. I have the original, unused sink and toilet in storage, which will be included for the new owners should they choose to re-install them. This adds significant flexibility to the home's layout.

Upstairs, there are two well proportioned bedrooms and a family bathroom with bath and overhead shower.

Outside the property to the rear, is a westerly facing, enclosed garden area with an outhouse. There is off road driveway parking.

HIGHLY EFFICIENT PROPERTY - EPC RATED B

FREEHOLD - COUNCIL TAX BAND A





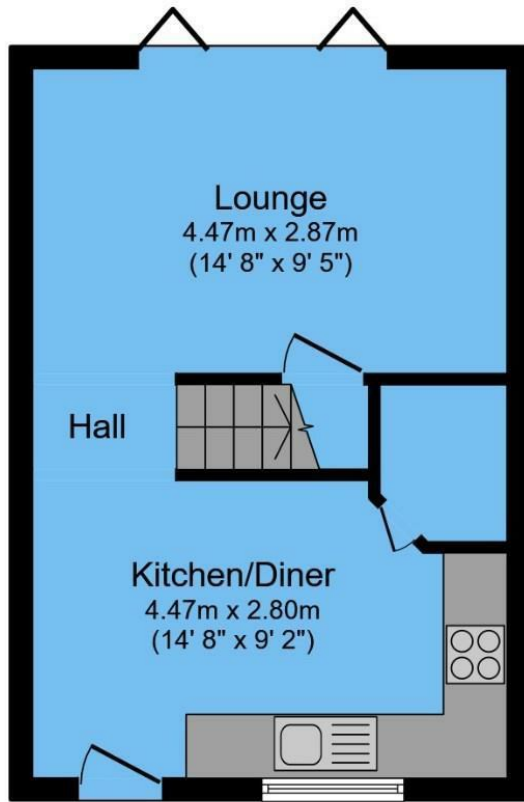
**HUNTERS**  
HERE TO GET YOU THERE



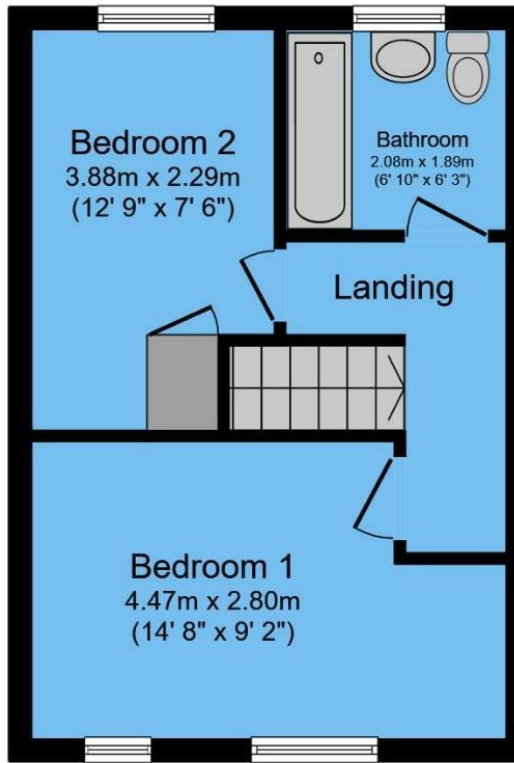
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**Ground Floor**



**First Floor**

## 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) <b>A</b>                          |  |                            | <b>97</b> |
| (81-91) <b>B</b>                            |  | <b>84</b>                  |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| 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

Total floor area 59.6 sq.m. (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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