



## 10 Hawthorne Street, Chesterfield

- 2 Bed Terrace
- New Kitchen & Bathroom
- Central Heating
- No Smokers
- Working applicants preferred or guarantor essential
- Available for immediate tenancy
- uPVC Double Glazing
- Modern Family Bathroom
- Pets Considered
- Call hunters to view

**£720 Per Month**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**NOW AVAILABLE!**

Take a look at this comfortable 2 bed terrace property!

Situated on Hawthorne Street just off Derby Road, this newly refurbished 2 bed property has had brand new renovated features, including modern kitchen, renovated living room and new bathroom! Garden to the rear. Within easy walking distance or bus route to the town centre and is only 0.1 miles away from the popular Alma Leisure Park with Cinema, Restaurants, Pub & Gym.

The accommodation comprises: - Living areas, lounge & fitted kitchen to the ground floor and two bedrooms and bathroom on the first floor.

Fitted kitchen with brand new OVEN & HOB.

The Terrace property is fully uPVC double glazed, Gas Central Heating.

Working applicants preferred or guarantor essential.

**SORRY NO SMOKERS**

Pets considered (Subject to approval)

Working applicants preferred or guarantor essential.

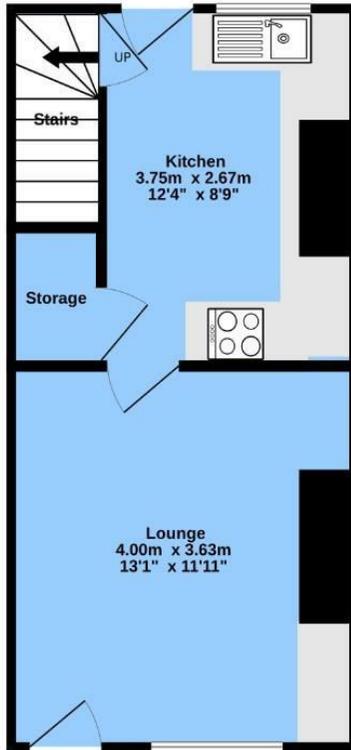
Call Hunters to view now!

Calls answered 24/7

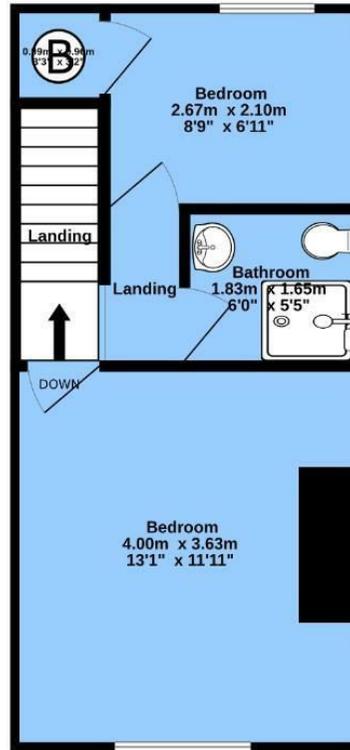




GROUND FLOOR  
26.5 sq.m. (285 sq.ft.) approx.



1ST FLOOR  
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA : 53.7 sq.m. (578 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			89
(69-80) C		72	
(55-68) D			
(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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