



Spital House Cemetery Hady Hill, Hady, S41 0DZ  
£395,000





Located at the entrance to Spital Cemetery, this charming Grade II listed stone built detached house on Hady Hill in Chesterfield offers a unique blend of historical character and modern convenience. With three spacious bedrooms and two inviting reception rooms, this property is perfect for families or those seeking ample living space.

As you step inside, you will be greeted by outstanding features that highlight the property's rich heritage. The wood flooring in select rooms adds a touch of elegance, while the gas central heating ensures a warm and comfortable atmosphere throughout the year. The ground floor boasts a well-appointed bathroom and a convenient WC, making it ideal for both family living and entertaining guests.

The exterior of the property is equally impressive, featuring a large driveway that accommodates multiple vehicles, providing ease and accessibility. The expansive side garden is a delightful addition, offering a fully enclosed space perfect for children to play or for hosting summer gatherings.

This property is not to be missed, especially as it is available with no chain, allowing for a smooth and swift purchase process. Its prime location close to the town centre means you will have easy access to local amenities, shops, and transport links, making it an ideal choice for those who appreciate both tranquillity and convenience.

With its spacious layout and potential for personalisation, this home is a rare find in a sought-after area. Whether you are looking to make it your forever home or an investment opportunity, this property promises to be a wonderful place to live.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR

### Entrance Hallway

The Entrance provides access to the Living Room and Sitting Room and also up to the first floor via stairs.

### Living Room

This is extremely spacious with beautiful windows to two walls allowing ample natural light to come flooding in. The flooring is carpeted and there is a fireplace and 2 double radiators. There is also a door leading out to the side of the property.

### Sitting Room

Located to the front of the property is the Sitting Room. It has carpeted flooring, double radiator and windows. Access is given into the Dining Room.

### Dining Room

The Dining Room is located to the rear of the property and boasts a real wood flooring, double radiator and window. Access is given to a hallway and the Kitchen.

### Kitchen

The Kitchen is located to the rear of the property. It has ample wall and base units which incorporate a sink and drainer and space for a gas cooker. Access out to the rear of the property is given from here and there is a large window and radiator.

### Bathroom

The Bathroom is extremely modern with tiled flooring and walls. It has a heated towel rail and obscured glass windows. There is a traditional three piece bathroom suite in white which includes a roll top bath with shower over, pedestal wash basin and low flush WC.

### Utility Room

The Utility Room is a great addition to the property. It is located to the rear of the property and has tiled flooring and ample base units with sink. There is also space and plumbing for a washing machine and dryer. There is a large window and wooden door which gives access out to the Rear Garden.

## FIRST FLOOR

### Landing

Providing access to three bedrooms, WC and up to the Second Floor via stairway.

### Bedroom One

This is an extremely spacious double bedroom located to the front of the property. It has exposed wood flooring, double radiator and large window overlooking the front of the property.

### Bedroom Two

Bedroom Two is a spacious double bedroom with 2 windows overlooking the rear garden and a double radiator below. There is also a cupboard in this room which houses the combi boiler. The flooring is carpeted. Access is also given into the eaves of the property for added storage.

### WC

A great addition to the first floor which has a small window and small double radiator. There is a low flush WC and wash basin with storage below.

### Bedroom Three

This is also a good sized double bedroom which has exposed wood flooring, 2 windows and a double radiator below.

## SECOND FLOOR

### Office Space

Located in the "Tower" part of the property is a small space with 2 windows providing fantastic views. Could be used as a small office.

## EXTERNAL

### Front

The front of the building is beautiful. It is a stone built property which oozes character. The property is gated to the front door and access into the property to the off street parking is via the Cemetery entrance.

### Rear Garden

The rear of the property has ample parking for multiple vehicles and also has an enclosed rear garden which is mainly laid to lawn. Also on offer are 2 outbuildings ideal for storage.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.











