



**395A Sheffield Road, Whittington Moor,
Chesterfield, S41 8LS**

£650 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

- TWO BED duplex flat has an amazing location
- Lots of near by restaurants, bars and cafe's.
 - BRAND NEW DECOR AND CARPETS
 - MUST SEE
- On street parking - No external maintenance

- AVAILABLE NOW
- Great commuter links & access to Chesterfield, Dronfield, Sheffield, Rail station and the M1
- Shower room, Kitchen, Lounge, 2 Bedrooms
- Gas central heating, double glazed
- Sorry no pets or smokers

Now Available for immediate occupation!

Take a look at this beautifully refreshed, two-bedroom flat ideally situated on Sheffield Road, Chesterfield.

Offered at an affordable £650 per calendar month, the property has just undergone a comprehensive update, benefiting from new paintwork and brand-new carpets throughout to create a bright, clean, and welcoming home.

The accommodation comprises a lounge perfect for relaxing, a fitted kitchen, two bedrooms, and a 3 piece family bathroom with walk in shower.

Positioned in a highly convenient area, the property offers fantastic access to local supermarkets, parks, and is just a short distance from Chesterfield Town Centre. Excellent transport links make it an ideal base for commuters heading towards either Chesterfield or Sheffield

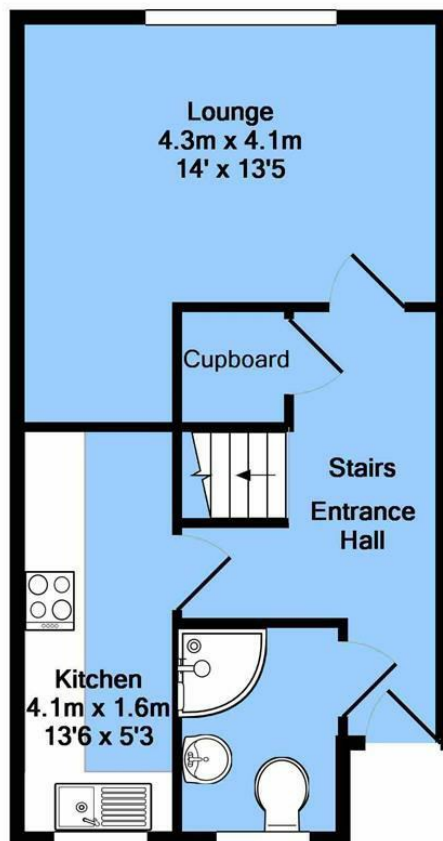
Gas central heating, double glazed,

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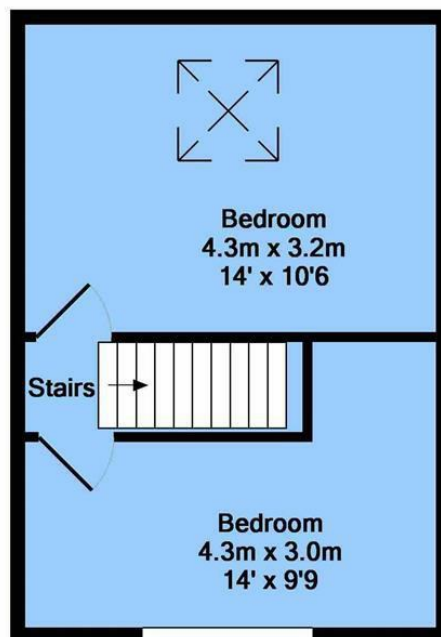
Working applicants preferred or guarantor required
Sorry not suitable for pets or smokers

Contact Hunters today to organise a viewing!
Calls answered 24/7!





GROUND FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M.
(367 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.3 SQ.M.
(283 SQ.FT.)

TOTAL APPROX. FLOOR AREA 60.4 SQ.M. (650 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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	74	75
(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

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