



16 HOLMEFIELD ROAD

WORKSOP, S80 4TX

£140,000
FREEHOLD

Selling with NO UPWARD CHAIN is this spacious three-bedroom semi-detached home, ideally positioned within the highly desirable village of Whitwell, close to local shops, pubs, reputable schools and picturesque countryside walks. In brief the property comprises; entrance hall, downstairs WC, living room with gas fire, separate dining room, conservatory, fitted kitchen and a rear porch to the ground floor. To the first floor are three bedrooms, separate WC and a modern shower suite. Externally boasts front and rear gardens, detached garage and off road parking.

**Kendra
Jacob**

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JBS Estates

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- SEMI-DETACHED • THREE BEDROOMS • CONSERVATORY • OFF ROAD PARKING • DESIRABLE VILLAGE LOCATION • FRONT AND REAR GARDENS • IN NEED OF MODERINSATION • IDEAL FOR A FIRST HOME • DOWNSTAIRS WC



ENTRANCE HALL

Front-facing entrance door providing access to the ground floor accommodation.

DOWNSTAIRS WC

Comprising a low flush WC and fully tiled wash hand basin.

LIVING ROOM

Bright and spacious with a front-facing double glazed window, central heating radiator, TV point, power points, and a gas fire with decorative surround.

DINING ROOM

With central heating radiator, power points, and patio doors leading into the conservatory.

CONSERVATORY

With tiled flooring and access to the rear garden.

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Appliances include a gas hob and electric oven, with plumbing for a washing machine.

Additional features include a central heating radiator, power points, tiled flooring, rear-facing double glazed window, and rear door providing access to the porch.

REAR PORCH

Providing access to the rear garden.

FIRST FLOOR-LANDING

With loft access, power point, and side-facing double glazed window.

BEDROOM ONE

Front-facing double glazed window, central heating radiator, and power points.

BEDROOM TWO

Rear-facing double glazed window overlooking the park and greenery, fitted wardrobes to one wall, central heating radiator, and power points.

BEDROOM THREE

Side-facing double glazed window, central heating radiator, and power points.

SEPERATE WC

Comprising low flush WC and side-facing obscure double glazed window.

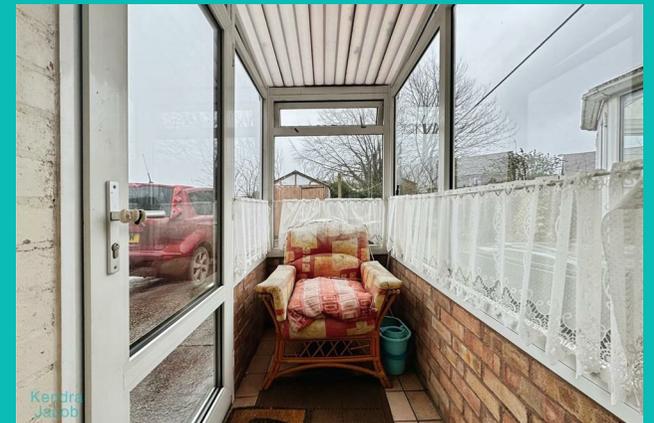
SHOWER ROOM

Fully tiled suite comprising wash hand vanity unit, shower enclosure, rear-facing obscure double glazed window, and heated towel radiator.

EXTERNAL

To the front of the property is a lawned area with shared access leading to a private driveway, outbuildings, and outside tap. Further to the rear is a mainly laid to lawn with graveled area, detached garage, and off-road parking.

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ADDITIONAL INFORMATION

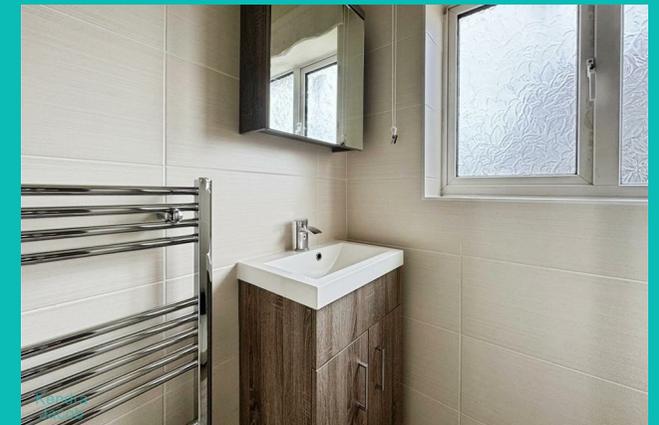
Local Authority – Bolsover

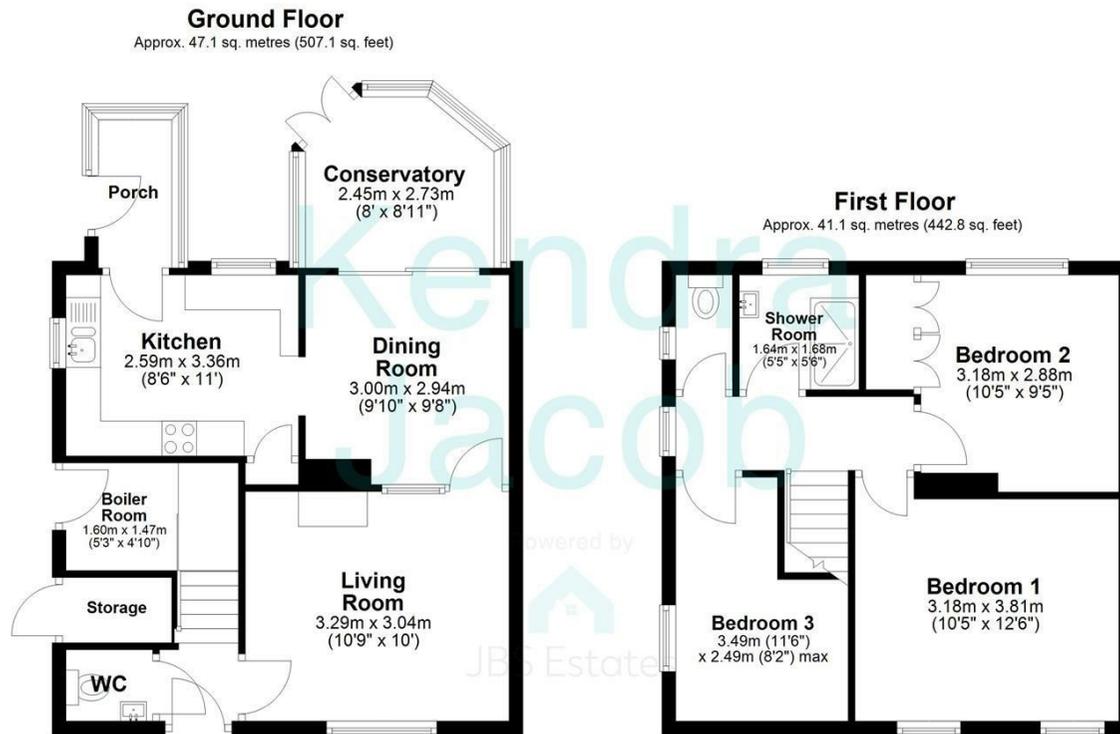
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 949.90 sq ft

Tenure – Freehold





Total area: approx. 88.2 sq. metres (949.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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