

4 Hawley Street,
Apperknowle, S18 4AY

£189,950

W
WILKINS VARDY

£189,950

FANTASTIC FAMILY HOME IN DELIGHTFUL SEMI RURAL POSITION

Located on the edge of this desirable semi rural village, is this three double bedroomed family home which offers generously proportioned accommodation which includes a good sized kitchen/diner, dual aspect living room and ground floor WC, together with a generous enclosed rear garden backing onto fields and paddocks.

Apperknowle is a desirable village located just two miles outside of Dronfield Town, and being well placed for routes into Chesterfield and Sheffield.

- Mid Terraced Family Home
- Dual Aspect Living Room
- Rear Entrance Hall with WC off
- Family Bathroom
- EPC Rating: D
- Head of Cul-de-Sac Position
- Dual Aspect Kitchen/Diner
- Three Double Bedrooms
- Gardens to Front and Rear
- Desirable Semi Rural Location

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 75.2 sq.m./809 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Dronfield Henry Fanshawe School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

17'7 x 9'2 (5.36m x 2.79m)
A generous dual aspect reception room, spanning the full depth of the property and having a feature fireplace with wood surround and inset electric fire.

Kitchen/Diner

17'7 x 9'7 (5.36m x 2.92m)
A dual aspect room, being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine, and there is space for a freestanding cooker and fridge/freezer.
Vinyl flooring.

Rear Entrance Hall

Having a uPVC double glazed door opening onto the rear of the property, and a further door giving access to a ...

Downstairs WC

Being part tiled and fitted with a low flush WC.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'4 x 11'9 (3.76m x 3.58m)
A good sized front facing double bedroom having a built-in over stair store cupboard.

Bedroom Two

13'5 x 7'9 (4.09m x 2.36m)
A good sized front facing double bedroom.

Bedroom Three

10'1 x 9'7 (3.07m x 2.92m)
A rear facing double bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside

The property sits at the head of a cul-de-sac, having steps and a path up to the lawned garden and front entrance door. On street parking is available in the area.

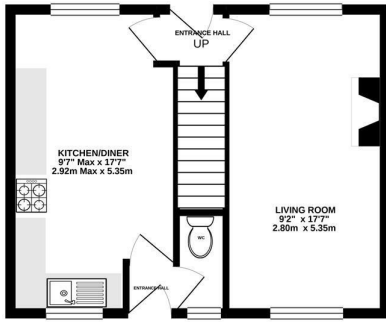
A shared side gennel leads to a gate which opens to the rear garden where there is a brick built outhouse. Steps lead up to the garden where there are two lawns with mature borders, a paved patio and a hardstanding area for a greenhouse.



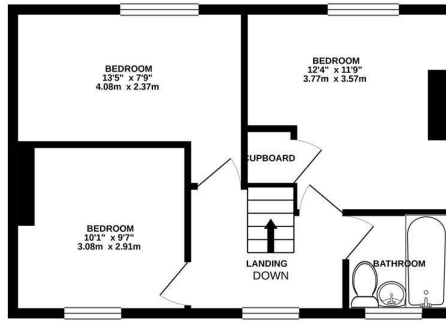
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix i2021.

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RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Dronfield Henry Fanshawe School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk