



55 The Green,
Hasland, S41 0LW

£285,000

W
WILKINS VARDY

£285,000

BAY FRONTED FAMILY HOME ON GENEROUS PLOT

This delightful three bedroomed detached family home offers just over 1000 sq. ft. of well proportioned accommodation, including two good sized reception rooms, which would benefit from some cosmetic upgrading to create a superb family home.

The property sits well back from the main road, enjoying ample off street parking and a good sized enclosed west facing rear garden in this sought after residential area, being well placed for the various amenities in Hasland village, and for routes into the Town Centre and towards the M1 Motorway, Junction 29.

- Detached Bay Fronted Family Home
- Two Good Sized Reception Rooms
- Three Good Sized Bedrooms
- Ample Off Street Parking
- NO CHAIN
- Generous Plot
- Kitchen
- Bathroom & Separate WC
- Attractive Gardens
- EPC Rating: D

General

Gas central heating (Worcester Greenstar RI Boiler)
Mixture of uPVC sealed unit double glazed & wood framed single glazed windows and doors
Gross internal floor area - 93.6 sq.m./1007 sq.ft.
Council Tax Band - D
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A wooden single glazed front entrance door opens into an ...

Entrance Porch

Having a tiled floor. A wooden glazed door gives access to the Entrance Hall, and a further door gives access to a ...

Cloaks/WC

Having a tiled floor and fitted with a 2-piece suite comprising of a corner wash hand basin and a low flush WC.

Entrance Hall

Having a useful built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

13'1 x 11'10 (3.99m x 3.61m)

A good sized bay fronted reception room having a feature fireplace with electric fire sat on a marble effect hearth.

Dining Room

13'6 x 10'0 (4.11m x 3.05m)

A second good sized reception room having a serving hatch to the kitchen. A uPVC double glazed door with windows to either side opens onto the rear of the property.

Kitchen

9'11 x 9'1 (3.02m x 2.77m)

Being fully tiled and fitted with a range of wall, drawer and base units with work surfaces over.

Inset single drainer stainless steel sink.

Space and plumbing is provided for an automatic washing machine, and there is space for a freestanding cooker and a fridge/freezer.

Tiled floor.

A wooden entrance door gives access onto the side of the property.

On the First Floor

Landing

With loft access hatch and a built-in cupboard.

Bedroom One

13'1 x 10'6 (3.99m x 3.20m)

A good sized front facing double bedroom having a built-in double wardrobe.

Bedroom Two

13'7 x 10'6 (4.14m x 3.20m)

A good sized rear facing double bedroom having fitted wardrobes with sliding doors and overhead storage.

Bedroom Three

10'3 x 7'0 (3.12m x 2.13m)

A good sized rear facing single bedroom

Bathroom

Being part tiled and fitted with a 2-piece blue suite comprising of a panelled bath with mixer shower over and wash hand basin with storage below.

Separate WC

Fitted with a low flush WC.

Outside

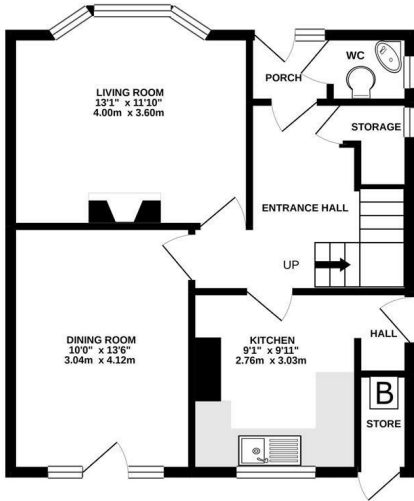
The property is set back from the road, having a tarmac driveway to the front providing ample off street parking for several vehicles. There is also an attractive lawned garden with a paved area and mature planted borders and trees.

Double gates to the side of the property open to give access to the generous, enclosed rear garden which comprises of a paved patio area with raised flower bed, and a good sized lawn with mature borders of plants and shrubs.

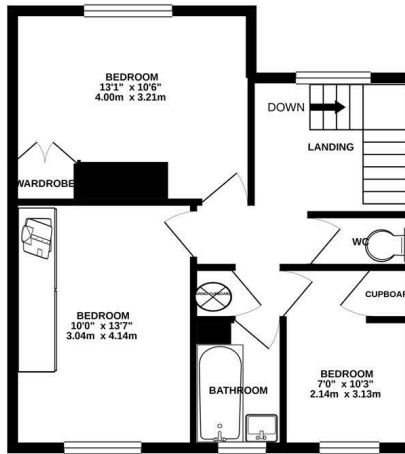
There is also a door to an integral store which houses the gas boiler.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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 ©2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(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

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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, shower unit, 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.

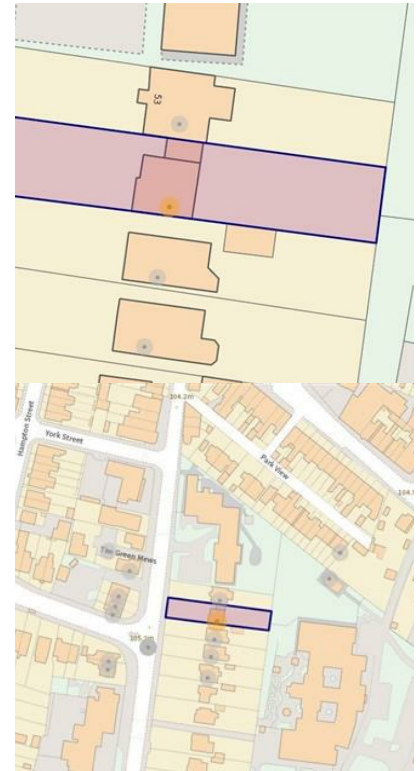
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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