



9 Hoole Street,
Hasland, S41 0AR

OFFERS IN THE REGION OF

£104,950

W

WILKINS VARDY

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IDEAL STARTER HOME ON GENEROUS PLOT

Offered for sale with no upward chain is this two bedroomed end terrace house offering well proportioned and neutrally presented accommodation, including a conservatory, together with a generous plot providing ample off street parking or offering scope to extend (subject to necessary consents and approvals).

The property occupies a cul-de-sac position in this popular residential location, conveniently situated for the local amenities in Hasland, Eastwood Park and for commuter links to Chesterfield and the M1 Motorway, J29.

- End Terrace House
- Cul-de-Sac Location
- Good Sized Living Room
- Large Plot
- uPVC Conservatory
- Two Bedrooms
- Bathroom/WC
- Off Street Parking
- NO CHAIN
- EPC Rating: E

General

Gas Central Heating (Alpha Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 61.1 sq.m./658 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

Living Room

13'0 x 12'4 (3.96m x 3.76m)
A good sized front facing room spanning the full width of the property, having a feature fireplace with wood surround, marble effect inset, hearth and fitted electric fire.
Laminate flooring and French doors which lead through into the ...

Kitchen/Diner

13'0 x 10'8 (3.96m x 3.25m)
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 an under counter fridge and slot-in cooker with fitted extractor hood above.
Tile and laminate flooring.
A bi-fold door gives access to the staircase which rises to the First Floor accommodation, and a door leads through into the ...

uPVC Double Glazed Conservatory

8'11 x 7'3 (2.72m x 2.21m)
Having a tiled floor and a side door giving access onto the rear of the property.

On The First Floor

Landing

Bedroom One

13'1 x 12'4 (3.99m x 3.76m)
A front facing double bedroom, spanning the full width of the property, having fitted wardrobes with sliding mirrored doors.

Bedroom Two

9'9 x 5'5 (2.97m x 1.65m)
A single bedroom with a window to the side elevation.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a corner bath with electric shower over, pedestal wash hand basin and a low flush WC.

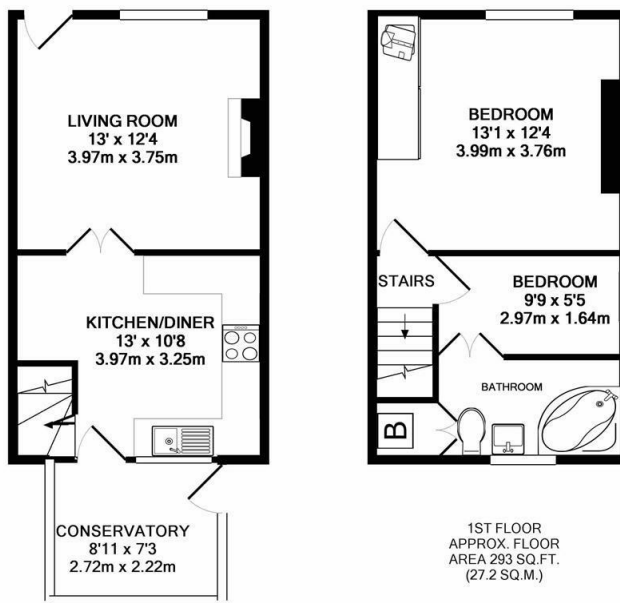
Built-in over stairs airing cupboard which houses the Alpha combi boiler.
Vinyl flooring.

Outside

To the front of the property there is a walled, low maintenance forecourt garden.

Double and single gates to the side of the property open to give access to a generous concrete drive which provides ample car/caravan standing space.
The driveway continues to the rear of the property where there is a yard area with raised flower bed, together with three useful brick outhouses, one having light and power.





GROUND FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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RICS



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 Hasland Hall Community 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 offerees made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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**

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