



83 Gorse Valley Road,
Hasland S41 0LL

£135,000



WILKINS VARDY

£135,000

IDEAL STARTER HOME

This attractive two bedroomed semi detached house offers easily managed and tastefully presented accommodation, as well as ample off street parking and an enclosed rear garden, in this popular cul-de-sac, easily accessible for the local amenities in Hasland Village and for commuter links into the Town Centre and M1 Motorway.

- Semi Detached House
- Kitchen/Diner
- Family Bathroom
- Enclosed Rear Garden
- EPC Rating: D
- Good Sized Living Room
- Two Bedrooms
- Off Street Parking
- Cul-de-Sac Location

General

Gas central heating
Wood framed sealed unit double glazed windows
Gross internal floor area - 52.4 sq.m./564 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

Entrance Porch

With laminate flooring and a door giving access into the ...

Living Room

13'7 x 12'5 (4.14m x 3.78m)

A good sized front facing reception room having a built-in under stair store area and an open plan staircase rising to the First Floor accommodation. This room also has a wall mounted electric fire.

Kitchen/Diner

13'7 x 8'0 (4.14m x 2.44m)

Being part tiled and fitted with a range of cream shaker wall, drawer and base units with complementary wood effect work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated electric double oven and 4-ring gas hob with stainless steel extractor hood over.

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

Vinyl flooring and space for a table and chairs.

French doors overlook and open onto the rear patio.

On the First Floor

Landing

Having a loft access hatch with pull down ladder to loft space which has lighting.

Bedroom One

13'7 x 11'5 (4.14m x 3.48m)

A good sized front facing double bedroom, having a built-in airing cupboard housing the hot water cylinder, and a further built-in wardrobe/storage area.

Bedroom Two

9'3 x 6'9 (2.82m x 2.06m)

A rear facing single bedroom.

Bathroom

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

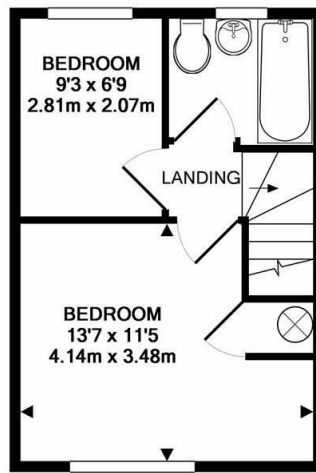
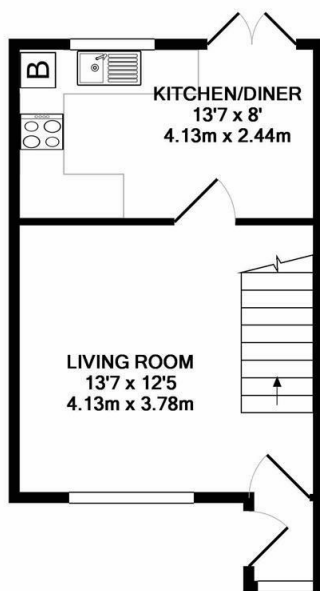
Laminate flooring.

Outside

To the front of the property there is a tarmac driveway providing ample off street parking, alongside a decorative low maintenance pebbled garden.

A side gate gives access to the south west facing rear garden which comprises of a paved patio with mature planted side border, having steps leading up to a lawn with further planted borders. There is also a brick built BBQ and a brick/timber garden shed.






1ST FLOOR
APPROX. FLOOR
AREA 275 SQ.FT.
(25.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 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		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		56
(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		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		56
(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, kitchen appliances, 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 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

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