



18 Park View,
Hasland S41 0JD

£119,950



WILKINS VARDY

£119,950

IDEAL STARTER HOME IN CENTRAL HASLAND LOCATION

Occupying a cul-de-sac position is this two double bed roomed mid terraced house offering well ordered and tastefully appointed accommodation, as well as a low maintenance south west facing rear garden and off street parking.

The property is situated in the centre of Hasland, well placed for Eastwood Park and all local village amenities, and easily accessible for the Town Centre and M1 Motorway.

- Ideal Starter Home
- Modern Kitchen
- Contemporary Bathroom/WC
- Delightful Low Maintenance Rear Garden
- EPC Rating: D
- Two Reception Rooms
- Two Double Bedrooms
- Off Street Parking
- Convenient Location

General

Gas central heating (Main Combi Boiler)
uPVC double glazed windows and doors
New radiators in dining room and living room.
Gross internal floor area - 69.3 sq.m./749 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A uPVC entrance door opens into the ...

Kitchen

8'0 x 6'11 (2.44m x 2.11m)
Fitted with a range of white hi-gloss 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 freezer.
There is also space for a slot-in cooker with a tiled splashback and extractor hood over.
Tiled floor with under floor heating.
An opening leads through into the ...

Dining Room

13'0 x 11'11 (3.96m x 3.63m)
A good sized reception room having laminate flooring.
An opening gives access to the staircase which rises to the First Floor accommodation, and there is a door giving access to a built-in under stair store.

Living Room

13'0 x 10'11 (3.96m x 3.33m)
A second good sized, rear facing reception room, spanning the full width of the property and having a uPVC double glazed door opening onto the rear garden.

On the First Floor

Landing

With loft access hatch.

Bedroom One

13'0 x 11'0 (3.96m x 3.35m)
A good sized rear facing double bedroom, spanning the full width of the property.

Bedroom Two

12'0 x 9'9 (3.66m x 2.97m)
A front facing double bedroom having a built-in over stair store cupboard.

Bathroom

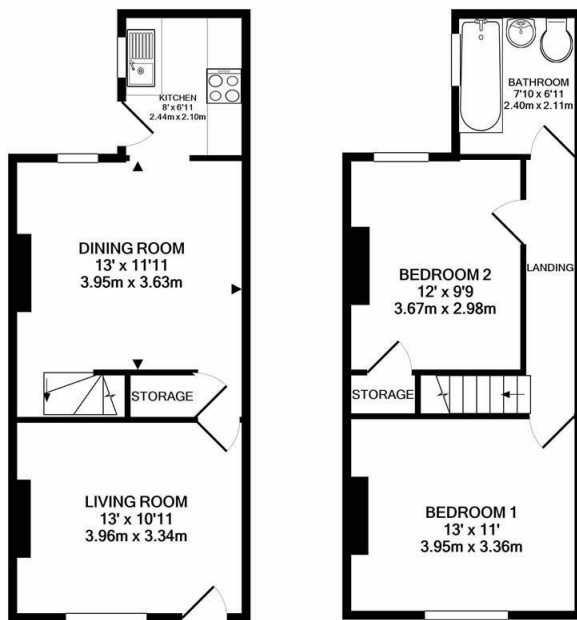
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with waterfall tap and low flush WC.
Vinyl flooring.

Outside

To the front of the property there is a car standing space.

To the rear of the property there is an enclosed south west facing garden comprising of a paved patio and decked seating area with raised planter.





GROUND FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 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		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		84
(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

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, 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.

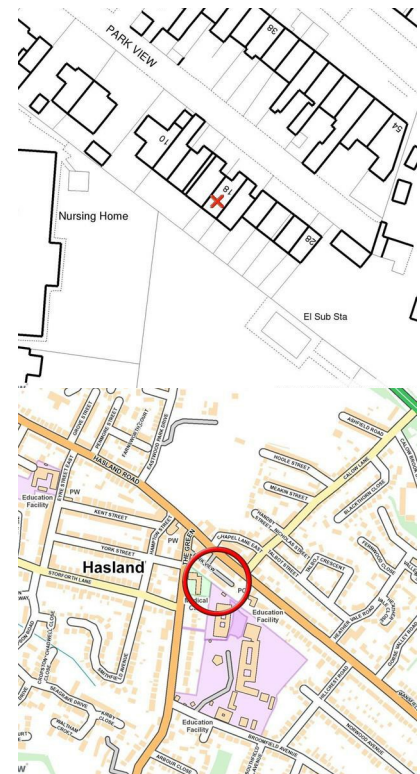
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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