



56 Holmebank West,
, S40 4AS

CHAIN FREE

£254,500

W
WILKINS VARDY

CHAIN FREE

£254,500

REFURBISHED DETACHED BUNGALOW IN POPULAR LOCATION

Offered for sale with no upward chain is this superb two double bedroomed detached bungalow, which has been refurbished by its present owner, to include a re-fitted kitchen and shower room, as well as new floor coverings and decoration throughout.

The property which is situated in this popular residential area, benefits from off street parking and a landscaped rear garden, and is just 1.1 miles from the Town Centre.

- Refurbished Detached Bungalow
- Good Sized Living Room
- Re-Fitted Kitchen
- Side Porch & Utility Room
- Two Double Bedrooms
- Re-Fitted Shower Room
- Off Street Parking
- Enclosed Rear Garden
- NO CHAIN
- EPC Rating: D

General

Gas central heating (Alpha Intec 28X Combi Boiler)
uPVC double glazed windows
Oak internal doors
New floor coverings throughout
Security alarm system
Gross internal floor area - 57.9 sq.m./623 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

A composite entrance door opens into the ...

Entrance Hall

Living Room

12' x 12'0 (3.66m x 3.66m)
A good sized front facing reception room.

Bedroom One

10'8 x 9'11 (3.25m x 3.02m)
A good sized front facing double bedroom.

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)
A rear facing double bedroom.

Re-Fitted Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin with storage unit below and low flush WC.
Chrome heated towel rail.
Laminate effect tiled floor and LED downlighting.

Re-Fitted Kitchen

Fitted with a range of dove grey wall, drawer and base units with complementary grey oak effect work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Included in the sale is the slimline dishwasher.
Vinyl flooring and LED downlighting.

Side Entrance Porch

With composite entrance door giving access to the side and rear of the property. A further door gives access to the ...

Utility Room

9'5 x 5'1 (2.87m x 1.55m)
Fitted with dove grey base units having complementary grey oak effect work surface and upstands.

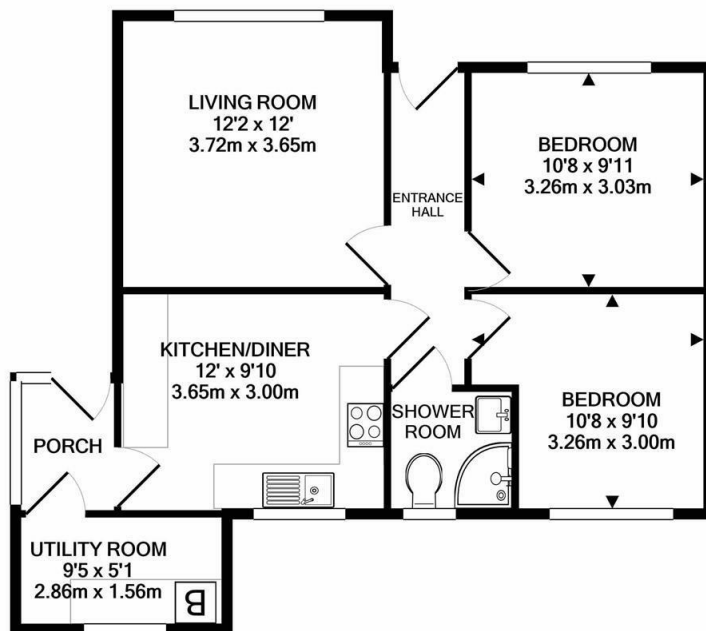
Space is provided for a washing machine and a tumble dryer.
Included in the sale is the freestanding fridge/freezer.
This room also houses the gas combi boiler.
Vinyl flooring.

Outside

To the front of the property there is a newly laid tarmac drive providing ample off street parking/caravan standing space.

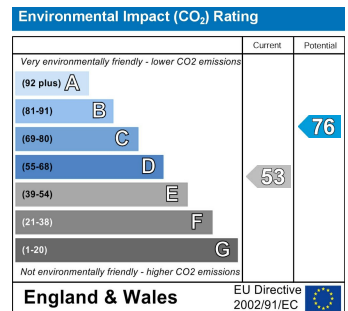
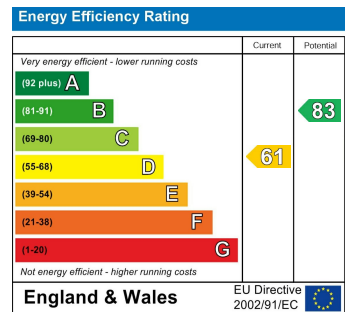
A side gate gives access to the enclosed landscaped rear garden which comprises of a tarmac seating area with steps leading up to a lawn.
Beyond this there is a raised patio area.





TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 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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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, 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.

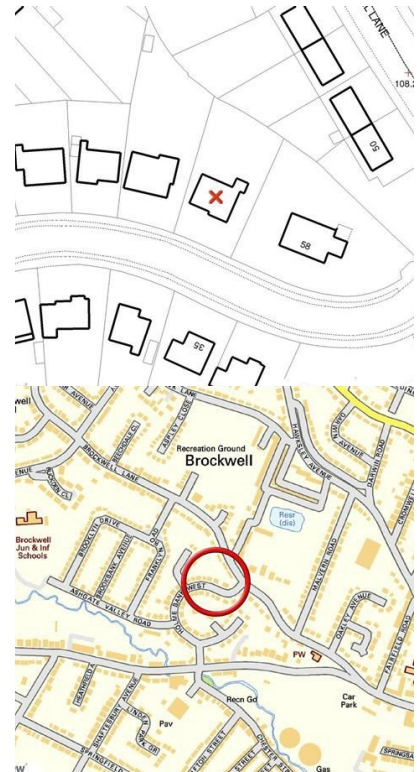
NOTE: The vendor of this property is a staff member of Wilkins Vardy.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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